Karen Johnson Davidson County
Batch# 363931 DEEDWARR
02/26/2020 02:18:02 PM 2 pgs
Fees: $13.00 Taxes: $1,491.10
20200226-0021447

Warranty Deed

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $403,000.00. Affiant Subscribed and sworn to before me, this the 21st day of February, 2020. Notary Public My commission expires: 3/7/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelsey J. Jones	new owner	106-13-4A-001.00-CO
316A Leafland Avenue		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEGACY SOUTH HOMES FUND I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELSEY J. JONES, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 316 Leafland Avenue, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 316 Leafland Avenue, as set forth in Exhibit " B" of record in Instrument No. 20190308-0021662, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Village Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from GT Investment Holdings LLC, a Tennesse Limited Liability Company of record in Instrument No. 20160128-0008488 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on January 28, 2016.

Being a portion of the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Legacy South Builders LLC, a Tennessee Limited Liability Company (formerly known as Village Builders, LLC, a Tennessee Limited Liability Company) of record in Instrument No. 20190308-0021660 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 08, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR-20-316A

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 316A Leafland Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2020.

Legacy South Homes Fund I, LLC
By: Legacy South Builders, LLC, its Member

By: _____
Name: Frank Elmo Neal, IV
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Elmo Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Legacy South Builders, LLC, Member of Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/company for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2020.

_____
Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023