Karen Johnson Davidson County
Batch# 382764 DEEDWARR
04/07/2020 02:57:19 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20200407-0036740

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Victor D. Legg 515 Basswood Avenue Unit H-86 Nashville, TN 37209	Mortgage Investors Group 8320 E. Walker Springs Lane Suite 200 Knoxville, TN 37923	090110A-086.00CO

THIS INDENTURE, made this 6th day of April, 2020 between

Wilda Davis, an unmarried woman

of Monroe County, Kentucky, hereinafter referred to as **Grantor**, and

Victor D. Legg, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit H-86, as shown on the Plat of Rock Harbor Condominiums, of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominiums Association, all as described in Book 6153, Page 421, said Register's Office.

Being a portion of the same property conveyed to Garndal Davis and wife, Wilda Davis by Quitclaim Deed dated 4-18-2000 from Davis & Hays Properties, a Partnership, consisting of Garndal Davis and Garnetta D. Hays of record in Instrument No. 200004200039778, Register's Office for Davidson County, Tennessee. Garndal Davis now being deceased, having died 11-16-15, leaving Wilda Davis as the surviving tenant by the entirety.

This is (X) improved ( ) unimproved property known as: 515 Basswood Avenue, Unit H-86, Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Wilda Davis

Wilda Davis

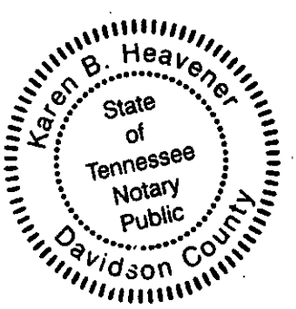
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wilda Davis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of April, 2020.

Karen B Heavener

Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00.

Wilda Davis

Affiant

Sworn to and subscribed before me, this 6th day of April, 2020.

Karen B. Heavener

Notary Public
My Commission Expires: 7/3/2023

