Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Southern Legacy Homes
1818 Joy Circle
Nashville, TN 37207

File Number: 2020-492
Parcel ID: 083-07-0-240

Karen Johnson Davidson County
Batch# 386495 DEEDWARR
04/16/2020 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200416-0039794

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra Crawley Gill, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Southern Legacy Homes LLC, an Arizona Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, being more particularly described as follows, to-wit: Being Lot No. 53 on the Plan of Roselawn, of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sandra K. Gill, Unmarried by Warranty Deed from Arthur R. Clark and Gloria J. Clark, Husband and Wife, dated January 12, 1993 of record in Book 8839, Page 667, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 2133, Page 1, Register's Office for said County.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 783, Register's Office for said County.

This is improved property known as: 916 Crescent Hill Road, Nashville, Tennessee 37206

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2020.

Sandra Crawley Gill (SEAL)
Sandra Crawley Gill

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 1st day of April, 2020, before me personally appeared Sandra Crawley Gill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2020.

Notary Signature
My commission expires: 10-22-23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 1st day of April, 2020.

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

Notary Public
My commission expires: 10-22-23
File No. 2020-492

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY