Karen Johnson Davidson County
Batch# 389281 DEEDWARR
04/21/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20200421-0041674

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $458,000.00. Allison M. Noble Affiant Subscribed and sworn to before me, this the 16th day of April, 2020. Jennifer A Hoffman Notary Public My commission expires: 6/19/2023

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

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:
Sarah E. Noble	F+M Bank	072-09-4F-002.00-CO
903B Cahal Avenue	50 Franklin St.	
Nashville, TN 37206	Clarksville, TN 37040	

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 **SARAH E. NOBLE, A 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:

Property situated in Davidson County, Tennessee, being Unit B of 903 Cahal Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions for 903 Cahal Avenue, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, of record in Instrument Number 20191011-0104428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Andy Knight and Jon Hasenfuss by Warranty deed from Paula R. Griffin, unmarried of record in Book 9946, page 342, as corrected in and re-recorded at Book 10083, Page 671, Book 10098, Page 758 and Book 10559, Page 358, Register's Office for Davidson County, Tennessee, dated August 5, 1997 and recorded on August 6, 1997.

Jon Hasenfuss died on February 23, 2014 leaving Andy Knight as sole surviving tenant

Being a portion of the same property conveyed to ITH, L.P., a Tennessee limited partnership by Warranty deed from Andy Knight of record in Instrument No. 20181207-0119744 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on December 07, 2018.

Being a portion of the same property conveyed to Legacy South Homes Fund I, LLC, a Tennessee limited liability company by Quit Claim deed from ITH, L.P., a Tennessee limited partnership of record in Instrument No. 20191011-0104426 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

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 903B Cahal Avenue, Nashville, TN 37206, 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 16th day of April, 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 15th day of April, 2020.

_____
Notary Public

My Commission Expires: 11-6-2023

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

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY