Warranty Deed

Karen Johnson Davidson County Batch# 389381 DEEDWARR 04/21/2020 02:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,794.50 20200421-0041876	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $485,000.00. Affiant Subscribed and sworn to before me, this the 16th day of April, 2020. Notary Public My commission expires: 07/09/2022

MATTHEW C PIETSCH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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:
Ira Phillips, III	Regions Bank d/b/a Regions Mortgage	103-02-0-057.00
201 Orlando Avenue	2050 Parkway Office Circle	
Nashville, TN 37209	Birmingham, AL 35244	

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 **IRA PHILLIPS, III, UNMARRIED MAN**, 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 part of Lot No. 20 on the Map of C.C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, being the Southerly 55 feet of Lot No. 3 on the unrecorded plan of a subdivision of part of said Lot No. 20 in C.C. Vemon's Farm, described according to a survey made by W.B. Southgate, Surveyor, May 30, 1929, as follows: Beginning at the northwest corner of Burges Avenue and Orlando Avenue; thence with the northerly margin of Burges Avenue, Westwardly 130 feet to the Southeast corner of Lot No. 4; thence with the easterly line of said Lot No. 4, Northwardly 55 feet; thence Eastwardly and parallel with the northerly margin of Burges Avenue 130 feet to the Westerly margin of Orlando Avenue, thence with said Avenue, Southwardly 55 feet to the beginning.

Being the same property conveyed to Ravishankar N. Shetkar by Warranty deed from Bonnie Lee Kirby, married of record in Instrument No. 20100412-0027411 Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 12, 2010. (

Being the same property conveyed to Lynwood Ventures, LLC a Tennessee Limited Liability Company by Warranty deed from Ravishnakar N. Shetkar, married of record in Instrument No. 20180215-0014943 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 15, 2018.

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Being the same property conveyed to William T. Delay by Quitclaim deed from Lynwood Ventures, LLC a Tennessee Limited Liability Company of record in Instrument No. 20180402-0030690 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 02, 2018.

Being the same property conveyed to ITH, LP, a Tennessee Limited Partnership by Quitclaim deed from William T. Delay of record in Instrument No. 20180402-0030691 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 02, 2018.

Being the same property conveyed to Legacy South Homes Fund I LLC, a Tennessee Limited Liability Company by Quitclaim deed from ITH, LP, a Tennessee Limited Partnership of record in Instrument No. 20190308-0021611 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 08, 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 201 Orlando Avenue, Nashville, TN 37209, 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: Frank E Neal IV
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 16th day of April, 2020.

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY