Karen Johnson Davidson County
Batch# 397058 DEEDWARR
05/07/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20200507-0047844

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2020.

Notary Public

My commission expires:

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:
Buddy John Rozas	New Owner	071-07-0G-011.00-CO
110 Duke Street #11		
Nashville, TN 37207		

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, **106 DUKE STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUDDY JOHN ROZAS, AN 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 situated in Davidson County, Tennessee, being Unit No. 11, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson, Tennessee with Plat Attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Devin Hauersperger by Warranty deed from Toby W. Nivens, married of record in Instrument No. 20141217-0115256 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

Being a portion of the same property conveyed to Mark J. Schottland, an unmarried man and John R. Schottland, a married man by Warranty deed from Puneet Mahan, married of record in Instrument No. 20150414-0032923 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 14, 2015.

Being a portion of the same property conveyed to 106 Duke Street LLC, a Tennessee limited liability company by Special Warranty deed from Devin Hauersperger, a single woman of record in Instrument No. 20180907-0089042 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 07, 2018.

Being a portion of the same property conveyed to 106 Duke Street, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Mark J. Schottland, an unmarried man and John R. Schottland, a married man of record in Instrument No. 20180907-0089044 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 07, 2018.

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 110 Duke Street #11, Nashville, TN 37207, 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 4th day of May, 2020.

106 Duke Street, LLC
By: Legacy South Capital, LLC, its Member

By: Bailey Neal
Name: Bailey Neal
Title: Managing Member

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 Bailey Neal, 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 Managing Member of Legacy South Capital, LLC, Member of 106 Duke Street 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 4th day of May, 2020.

Cate Finch
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 Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022