WARRANTY DEED

Karen Johnson Davidson County
Batch# 421091 DEEDWARR
06/19/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200619-0065373

B-C-20-1301B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 17th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL) KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Cash and Brittany L. Cash	**Legacy Home Loans LLC**	
(NAME)	(NAME)	
1301 B Litton Avenue	**4004 Hillsboro Pike, STE 216B**	**072-10-2I-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ICG INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY CASH AND BRITTANY L. CASH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit B of The Homes at Litton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Homes at Litton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006177, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Henry Frierson, Jr. and wife, Lucille Frierson by Warranty Deed from John Edward Dillard and wife, Helen M. Dillard of record in Book 3817, Page 875, Register's Office for Davidson County, Tennessee, dated September 25, 1964 and recorded on October 2, 1964. (Value or consideration shown in aforementioned deed $7,250.00.) The said Lucille Frierson having since died on March 8, 1991. The said Henry Frierson, Jr. having since died on November 9, 1997, leaving a Last Will and Testament of record in Instrument No. 20070601-0065040, Register's Office of Davidson County, Tennessee, devising said property to his daughter, Darnell Shields. Also probated of record in Docket No. 18P-733, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Instrument No. 20070601-0065041, Order of Probate recorded on June 22, 2018 in Instrument No. 20180622-0060466 and Last Will and Testament of Henry Frierson recorded on June 22, 2018 in Instrument No. 20180622-0060467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ICG Investments, LLC, a California Limited Liability Company by Warranty Deed from Darnell Shields, unmarried of record in Instrument No. 20180705-0064836, Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of The Homes at Litton Avenue of record in Instrument No. 20190122-0006177, Register's Office for Davidson County, Tennessee.
- Easement to Qwest Communications International, Inc. of record in Instrument Number

20120228-0017172, in the Register's Office for Davidson County, Tennessee.
• Easement in deed in Settlement of Landowner Action-Lightnet Lines to U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4218, Page 513, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 B Litton Avenue, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16th DAY OF JUNE, 2020.

ICG Investments, LLC, a California Limited Liability Company

Little Consultant, LLC
Member

By: _____
Bruce Little, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Paul Hinman, a Notary Public of said County and State, personally appeared Bruce Little, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Little Consultant, LLC, which is a member of ICG Investments, LLC, a California Limited Liability Company, the within named bargainor, and that he as such Member of Little Consultant, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Little Consultant, LLC which is a Member of ICG Investments, LLC, by himself as Member.

Witness my hand and seal, in Nashville, this the 16 day of June, 2020.

_____
Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

