WARRANTY DEED

Karen Johnson Davidson County
Batch# 443855 **DEEDWARR**
07/24/2020 12:28:56 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200724-0081602

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 372[illegible]

File No.: NAS0182-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kirtley Whittington	Kirtley Whittington	118-04-0F-002.00-CO and 118-04-0F-001.00-CO
(NAME) 2232 Cruzen Lots A and B	(NAME) 2232 Cruzen Lots A and B	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEGACY HOMES, INC., A TENNESSEE FOR-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRTLEY WHITTINGTON**, HEREINAFTER CALLED THE GRANTEES, 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 Units 232A and 232B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cruzen Street Townhouses II, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160627-0065528 and Scrivener's Affidavit recorded in Instrument No. 20160824-0088708 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Legacy Homes, Inc. by Warranty deed from Carl E. Porter and wife, Lisa M. Porter of record in Instrument No. 20160607-0057148 Register's Office for

Davidson County, Tennessee, dated June 01, 2016 and recorded on June 07, 2016. (Value or consideration as shown in aforementioned deed $332,000.00.)

Being the same property conveyed to Legacy Homes, Inc., a Tennessee For-Profit Corporation by Quitclaim Deed of Unconsolidation deed from Legacy Homes, Inc., a Tennessee For-Profit Corporation of record in Instrument No. 20160617-0061952 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 17, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2232 Cruzen Lots A and B Nashville, Tennessee 37211.

This is:

unimproved ☐

improved ☒ property, known as 2232 Cruzen Lots A and B, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 20th day of July, 2020.

Legacy Homes, Inc., a Tennessee For-Profit Corporation

BY:_____
Benton Smith, Authorized Agent

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Benton Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of Legacy Homes, Inc., a Tennessee for-profit corporation, the within named bargainor, a corporation, and that as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Benton Smith.

Witness my hand, at office, this 20th day of July, 2020.

_____
Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023