WARRANTY DEED

Karen Johnson
Batch# 463203
08/25/2020 10:43:33 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20200825-0096046

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 2-5-2021

JAMIE D. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0183-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephanie J. Boulter	Stephanie J. Boulter	118-04-0E-002.00-CO
(NAME) 2228 B Cruzen Street	(NAME) 2228 B Cruzen Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), 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 **STEPHANIE J. BOULTER**, 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 Unit 231 B, of Cruzen Street Townhomes I, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cruzen Street Townhouses I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160627-0065527 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.

Being a portion of 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.

This is:

unimproved ☐

improved ☒ property, known as 2228 B Cruzen Street, 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 24th day of August, 2020.

Legacy Homes Inc. a Tennessee For-Profit

BY: _____
Benton Smith, Attorney

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 Attorney for Legacy Homes, Inc., the within named bargainor, a corporation, and that such Attorney as such Attorney, 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 24th day of August, 2020.

_____
Notary Public

My Commission Expires: 7-5-2021

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON