Karen Johnson Davidson County
Batch# 612728 DEEDWARR
04/12/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20210412-0048157

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~(WM)~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-26-21 (AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

J-SB-AR-21-1021C

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)
Douglas V. Hall	Renasant Bank	
(NAME)	(NAME)	**72-6-1O-3.00CO**
1021 C Elvira Avenue	2001 Park Pl N, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35203	
(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, **SOUTHERN LEGACY HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS VICTOR HALL, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit PE-3 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Elvira Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181128-0116064, amended in Instrument No. 20200924-0110141, and being shown on Plat attached thereto as Exhibit "C", 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 part of the same property conveyed to Southern Legacy Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Advanced Equity, LLC, recorded December 11, 2018 in Instrument No. 20181211-0120334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20181205-0118698, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20181005-0099243, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4277, Page 750, in the Register's Office for Davidson County, Tennessee.
- Taxes for year 2021, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 C Elvira 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 9th DAY OF APRIL, 2021.

Southern Legacy Homes, LLC

BY: _____
Callie Loewen
Authorized Agent

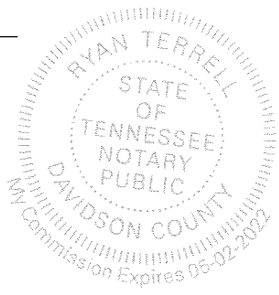
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE LOEWEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of Southern Legacy Homes, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of April, 2021.

_____
Notary Public

My Commission Expires:



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

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY