SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
900 Wilshire Drive
Suite 107
Troy, MI 48084
846961 8491456
Ellen Ludorf

Karen Johnson Davidson County
Batch# 689477 DEEDWARRSP
08/03/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,266.25

20210803-0104375

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Benjamin Cauthen & Tanya Cauthen	NAME: Legacy Home Loans, LLC
STREET ADDRESS: 6006 B. Louisiana Ave. Nashville, TN 37209	STREET ADDRESS: 4004 Hillsboro Pk. St. 216B Nashville, TN 37215
MAP & PARCEL NO.:	09106K002.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BGRS, LLC, a Delaware limited liability company, a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Benjamin Cauthen and Tanya Cauthen, husband and wife, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A"

This is improved property known as: 6006B Louisiana Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 21st day of June, 2021. the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BGRS, LLC, a Delaware limited liability company

By: _____

Printed Name: Ellen K Ludorf

Its: Agent

(Corporate Seal)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-VRCS-216006B

State of Michigan } ss
County of Oakland

Before me, Cindy Eliopoulos, a Notary Public of the State and County aforesaid, personally appeared Ellen Lubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Agent of the BGRS, LLC, a Delaware limited liability company, the within named grantor, a corporation, and that he/she as such Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal, at office in Lake Zurich, this 21st day of June, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CINDY ELIOPOULOS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires January 28, 2026
Acting in the County of Oakland

Notary Public
My commission expires _____

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 612,500.00.

Subscribed and sworn to before me, this 30th day of July, 2021.

My Commission Expires: _____

Affiant

Brian D. Mitchell
Notary Public

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

EXHIBIT "A"
Property Description

Being known and designated at Unit B of The Homes at 6006 Louisiana Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 6006 Louisiana Avenue, a Horizontal Property Regime, of record in Instrument No. 20170921-0096869, in Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to BGRS, LLC by Deed dated June 8, 2021 from Lee A. Heckman and Morgan G. Heckman, husband and wife, recorded _____, 2021, in Instrument Number 20210803-0104374, in the Official Records of Davidson County, Tennessee.