WARRANTY DEED

Karen Johnson Davidson County
Batch# 760023 **DEEDWARR**
11/23/2021 12:07:28 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20211123-0155464

J-SB-AR-21-1021B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

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)
Sean Michael Wood	**Renasant Bank**	
(NAME)	(NAME)	**072 06 1O 002.00**
1021 B Elvira Ave	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Florence, SC 29502**	
(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 **SEAN MICHAEL WOOD, 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 2, 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, as 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, of record in Instrument No. 20181211-0120334, in the Register's Office of Davidson County, Tennessee, dated December 07, 2018, and recorded on December 11, 2018. (Value or consideration shown in aforementioned deed $432,000.00)

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corrected Plat of E. J. Childers Subdivision of J. H. Ambrose Tract, as recorded in Plat Book 332, Page(s) 134.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181128-0116064, as amended in Instrument No. 20200924-0110141.

- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4277, Page 750.

- Easement for Right of Way, recorded in Instrument No. 20181005-0099243.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 B Elvira Ave, 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 19th DAY OF NOVEMBER, 2021.

Southern Legacy Homes, LLC

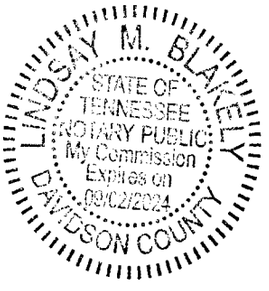
BY:_____
Callie Loewen
Authorized Agent

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 19th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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