Karen Johnson Davidson County
Batch# 822554 DEEDWARR
03/15/2022 10:54:42 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20220315-0029987

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/2022

(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH22-03678

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel Whitfield 3206 Lakeford Drive Nashville, TN 37214	NEW OWNER	108-08-0-161.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Legacy Holdings, LLC, a Tennessee limited liabilty company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel Whitfield, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The following tract or parcel of land, situate and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Being a portion of Lot Number 28 of the East Lake Subdivision, Section 3, as shown by a map of record in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, and being described in a survey by McDonald Engineering dated March 3, 1983, as follows:

Being the Southerly half of said lot which fronts 56.29 feet on the Easterly right-of-way of Lakeford Drive and which is referred to as parcel 161, on the plat of record in Book 5800, Page 151, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Legacy Holdings, LLC by Quitclaim Deed from Steve Delaney of record in Instrument No. 20160908-0094441 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3206 Lakeford Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 14th day of March, 2022

Legacy Holdings, LLC

BY: _____
Steve T. Delaney, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve T. Delaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Chief Manager of Legacy Holdings, LLC, a limited liability company, and that he is authorized by Legacy Holdings, LLC to execute this instrument on its behalf as such.

Witness my hand this 14th of March, 2022.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My commission expires: 6/26/2022