Karen Johnson Davidson County
Batch# 974478 **DEEDWARRSP**
02/27/2023 02:10:56 PM 2 pgs
Fees: $13.00 Taxes: $14,245.00

20230227-0013707

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,850,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Marcus J. Gilmour and Whitney L. Gilmour 6113 Pinehurst Drive Nashville, TN 37215	NEW OWNER	158-03-0-057-00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Legacy Homes of TN, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Marcus J. Gilmour and Whitney L. Gilmour, as Trustees of the Gilmour Family Trust Dated September 1, 2016, for the benefit of Marcus J. Gilmour and Whitney L. Gilmour**, hereinafter called GRANTEE(S), 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 Lot No. 489, on the PLAN OF HILLSBORO PARK, SECTION VIII, of record in Plat Book 2663, Page 96, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Legacy Homes of TN, LLC, a Tennessee limited liability company by Warranty Deed dated 05/05/2021 from Robert E. Torbert, Jr. and Nan Torbert Dodd and Mark Shaw Torbert of record in Instrument No. 20210513-0064383, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 6113 Pinehurst Drive, Nashville, TN 37215

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Matters shown on plat of record in Plat Book 2663, Page 96, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7868, Page 995, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 24 day of February, 2023.

Legacy Homes of TN, LLC, a Tennessee Limited

Liability Company

BY: Lorraine J Cash authorized agent

Lorraine J. Cash, as authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared Lorraine J. Cash, 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 president (or other officer authorized to execute the instrument) of Legacy Homes of TN, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand and seal, at office in Franklin, TN, this 24 day of February, 2023.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064