This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,150,000.00.

Affiant

Subscribed and sworn before me this the 21st day of June, 2024.

Notary Public
My commission expires: 9-6-26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DIANA

Karen Johnson
Batch # 1149792
06/24/2024 01:00:52 PM
Fees: $13.00 Taxes: $4,255.00
20240624-0046807

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Legends Properties, LLC	Walton Funding LLC	092-10-0M 021.00
101 Cortez St	9961 E. County HWY 30A Suite 7	
Bakersfield, CA 45999-0023	Inlet Beach, FL 32461	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WAT HOLDINGS, LLC AND W. MICHAEL CRAIG AND GINA A. CRAIG TRUSTEES OF THE W. MICHAEL CRAIG AND GINA A. CRAIG TRUST DATED JANUARY 25, 2011, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEGENDS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY, AND BEEGIE MARIE EBERSBACHER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 21 of Axis27, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Axis27 of record in Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, 20200706¬-0072542 and 20210513-0064928, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Axis27 as shown on Exhibit "B" to the Third Amendment to Declaration of record in Instrument No. 20200706-0072542, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to WAT Holdings Limited Liability and Gina A. Craig Trust, by Special Warranty Deed dated 02/08/2021, from RSD 27th Avenue, LLC, a Tennes, of record in Instrument No. 20210211-0019761, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 511 27th Ave, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 18th day of June, 2024.

Wat Holdings, LLC

BY: _____
William M. Craig, Sole Member

W. Michael Craig and Gina A. Craig Trust dated January 25, 2011

BY: _____ TRUSTEE
W. Michael Craig, Trustee

BY: _____ Trustee
Gina A. Craig, Trustee

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Kent

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William M. Craig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, a LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said William M. Craig as such SOLE MEMBER.

Witness my hand and official seal this 18th day of June, 2024.

My commission expires: April 29, 2028

_____
Notary Public

TINA COBB
Notary Public - State of Michigan
County of Kent
My Commission Expires Apr 29, 2028
Acting in the County of Kent

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Kent

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. Michael Craig and Gina A. Craig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselfs to be the TRUSTEES of the within named bargainor, W. Michael Craig and Gina A. Craig Trust dated January 25, 2011, and that they, as such TRUSTEES, executed the foregoing instrument for the purposes therein contained by signing the name of the W. Michael Craig and Gina A. Craig Trust dated January 25, 2011 by the said W. Michael Craig and Gina A. Craig as such TRUSTEES.

Witness my hand and official seal this 18th day of June, 2024.

My commission expires: April 29, 2028

_____
Notary Public

TINA COBB
Notary Public - State of Michigan
County of Kent
My Commission Expires Apr 29, 2028
Acting in the County of Kent