BILL GARRETT, Davidson County
Trans:T20140021995 DEEDWARR
Recvd: 04/02/14 09:53 2 pgs
Fees:13.00 Taxes:2009.10
20140402-0027150

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/27/16

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

G-VRES-14-700

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sol A. Prebus (NAME)	**Same as New Owner** (NAME)	
700 Cantrell Avenue (ADDRESS)	(ADDRESS)	**117-01-0G-001.00**
Nashville, TN 37215 (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 considerations, the receipt of which is hereby acknowledged, **DEBORAH WAGE AND HUSBAND, DENNIS WAGE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOL A. PREBUS AND AUDREY R. CARVAJAL,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF CANTRELL TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANTRELL TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 200511140137462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, THE PLAT BEING FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT 2005111401237462, AND BY-LAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN OR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT

BEING THE SAME PROPERTY CONVEYED TO DEBORAH WAGE AND HUSBAND DENNIS WAGE BY DEED FROM GAMO PARTNERS, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT 200511180139543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 17, 2005.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN BOOK 332, PAGE 85; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200511140137462; ALL MATTERS SHOWN ON EXHIBIT B OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200511140137462 AND ANY AND ALL OTHER RESTRICTIONS AND EASEMENTS OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **700 Cantrell Avenue Nashville, Tennessee 37215.**

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 31st day of March, 2014.

Deborah Wage

Dennis Wage

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Wage and Dennis Wage, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2014.

Notary Public

My Commission Expires: 5-2-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212