THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
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102 Woodmont Blvd., Suite 200
Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20140085568 DEEDWARR
Recvd: 11/13/14 10:11 4 pgs
Fees:23.00 Taxes:2781.48
20141113-0104669

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $751,750.

AFFIANT

Subscribed and sworn to before me this 12th day of November, 2014.

Notary Public
My Commission Expires:

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Franklin Pargh, et ux<br>3 Northumberland<br>Nashville, TN 37215 | Owner | Map 130-12-A<br>Parcel 63 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **CAROLYN CAVALIER-ROSENBERG, married** and **CYNTHIA LEIGH CAVALIER, married** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **FRANKLIN PARGH and wife, LANA PARGH** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 & 129 and corrected by Surveyor's Certificate of Correction of record in Book 6386, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn Cavalier-Rosenberg (previously known as Carolyn Elaine Cavalier), Debra Cavalier and Cynthia Leigh Cavalier, in equal shares, as tenants in common by Quitclaim Deed dated June 1, 2005 from Margie Cavalier, as Trustee of the Margie Cavalier Qualified Personal Residence Trust, under Agreement dated May 30, 1995, of record in Instrument No. 20050701-0075963, said Register's Office. The said Debra Cavalier having since died intestate on or about December 9, 2005, leaving her mother Margie W. Cavalier, as

her only heir-at-law. See Affidavit of Heirship of record in Instrument No. 20141113-0104606 7. Margie W. Cavalier disclaimed her interest in said property by Disclaimer of Interest in Decedent's Estate of record in Probate Docket No. 06P139, in The Seventh Circuit Court Probate Division for Davidson County, Tennessee and Instrument No. 20060324-0034132, siad Register's Office. By virtue of this disclaimer, said property passes to the heirs-at-law of Margie W. Cavalier as if she predeceased Debra Cavalier. Cynthia L. Cavalier and Carolyn Cavalier-Rosenberg are the only heirs-at-law of Margie W. Cavalier pursuant to the Affidavit of Heirship of record in Instrument No. 20141113-0104606 7, said Register's Office.

THIS conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and any special taxes and assessments for 2015 and subsequent years;

2. Matters shown on the Plan of record in Plat Book 6250, pages 128 & 129, corrected in Book 6386, page 194, said Register's Office.

3. Declaration of Protective Covenants, Conditions, Restrictions and Bylaws for Northumberland, including, but not limited to, easements, monthly assessments, special assessments, charges and liens, of record in Book 6377, Page 18, re-recorded in Book 6545, Page 799 and amended in Book 8990, Page 50, Book 11298, Page 935 and Instrument No. 20010629-0068967, and amendments to Bylaws of record in Book 7663, Page 468 and Book 8919, Page 45, said Register's Office.

4. Charter of Northumberland Homeowners' Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405 and Book 7841, page 73, said Register's Office;

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, Page 98, said Register's Office; and

BEING improved property, known as 3 Northumberland, 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 GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTORS do covenant with the said 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 forth. GRANTORS do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

Cynthia L. Cavalier and Cynthia Leigh Cavalier are one and the same person.

This property is investment property and has never been used as the principal residence of either Grantor or the spouse either Grantor.

**IN WITNESS WHEREOF**, the Grantors have executed this instrument this 12 day of November, 2014.

CAROLYN CAVALIER-ROSENBERG

CYNTHIA LEIGH CAVALIER

STATE OF CALIFORNIA )
COUNTY OF ALAMEDA )

On November 10, 2014, before me, ROMIE VERMA, a Notary Public, personally appeared **Carolyn Cavalier-Rosenberg**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal. (Seal)

Romie Verma
Notary Public

ROMIE VERMA
COMM. #1970528
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires MAR 4, 2016

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of November, 2014.

Notary Public

My Commission Expires: 7/6/2015

