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BILL GARRETT, Davidson County
Trans:T20140087991 DEEDWARR
Recvd: 11/21/14 15:46 2 pgs
Fees:13.00 Taxes:2253.30
20141121-0107577

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $609,000.00. Affiant Subscribed and sworn to before me, this 21 day of November, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: David F. Cannon and Toby G. Cannon 2812 Marlin Avenue Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: P/O 104-14-0-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATES BUILDERS, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID F. CANNON AND TOBY G. CANNON, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Sharondale Estates, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cates Builders, LLC, a Tennessee limited liability company, by deed from Christopher M. Milam and wife, Liza Nally Milam, recorded as Instrument No. 20140502-0037386, dated May 1, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2014 taxes which have been paid by the Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 119, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions For Sharondale Estates, a horizontal property regime with private element, of record as Instrument No. 20140502-0037388, Register's Office for Davidson County, Tennessee.

4. Charter of Sharondale Estates Homeowner's Association, Inc., of record in Instrument No. 20140507-0038944, Register's Office for said County.

5. Notice of Completion of record in Instrument No. 20141022-0097659, said Register's Office.

6. Rights of others in and to the use of the common area/elements.

This is improved property known as: **2812 Marlin Avenue, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of November, 2014.

Cates Builders, LLC,
a Tennessee limited liability company

BY: _____
Steven G. Cates, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. CATES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of November, 2014.

_____
Notary Public

My Commission Expires: 07/02/2018

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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