WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2015

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor M Vargas	New Owner	Map 72-14-Q
(NAME)	(NAME)	
1600 Cahal Avenue		Parcel 1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Indigo Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor M Vargas and Yanely Benitez, husband and wife,** hereinafter called the GRANTEES, 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 Unit 1600 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1602 Cahal Avenue a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20140507-0038804, amended to hereafter be known as Homes at 1600 and 1602 Cahal Avenue, of record as Instrument No. 20150415-0033829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Indigo Development, LLC, a Tennessee limited liability company by Quitclaim Deed, to reestablish the boundary between Lot 5 and Lot 6, filed for record as Instrument No. 20140428-0035661, said Register's Office. Being the same property conveyed to Indigo Development, LLC, by Warranty Deed from Phillip Morgan, Jr., unmarried, dated December 16, 2013 as Instrument No. 20131220-0128815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 50, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20140507-0038804, amended in Instrument No. 20150415-0033829, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1600 Cahal Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150034928 DEEDWARR
Recvd: 05/06/15 10:53 2 pgs
Fees:13.00 Taxes:1304.25

20150506-0041330

Witness my/our hands this 29th day of April, 2015.

Indigo Development, LLC

By: Lindsay L. Miller, Member
Lindsay L. Miller, Member

State of Tennessee
County of Davidson

Personally appeared before me Lindsay L. Miller the Member of Indigo Development, LLC, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 32615088

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017