367,500.00

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20150039203 DEEDWARR
Recvd: 05/20/15 10:49 2 pgs
Fees: 13.00 Taxes: 1359.75

20150520-0046498

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
Sally Ward Woodyard	F+M Bank	Map 72-14-Q
(NAME)	(NAME)	
1602 Cahal Avenue	50 Franklin Street	Parcel 2.00
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37206	Clarksville, TN 37040	
(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, We, **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 **Sally Ward Woodyard and husband Patrick Woodyard**, 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 Lot Unit 1602 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 in Instrument No. 20140507-0038804, amended to hereafter be known as Homes at 1600 and 1602 Cahal Avenue by Amendment to the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20150416-0033829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Indigo Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Indigo Development, LLC to reestablish the boundary between Lot 5 and Lot 6, of record as Instrument No. 20140428-003561, Being the same property conveyed to Indigo Development, LLC a Tennessee limited liability company by Warranty Deed, of record as Instrument No. 20131220-0128815, said Register's Office.

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 in Instrument No. 20140507-0038804, amended in Instrument No. 20150416-0033829, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1602 Cahal Avenue, Nashvile, 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.

Witness my/our hands this 15th day of May, 2015.

Indigo Development, LLC

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

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lindsay L. Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Member of Indigo Development, LLC and that she as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as

WITNESS my hand and seal this 15th day of May, 2015.

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

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 42015110