# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040389 DEEDWARR
Recvd: 05/26/15 10:20 2 pgs
Fees:13.00 Taxes:1221.00
20150526-0047895

P-LJ-15-1621A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alison Sims and Lacey A. Stryker** | **SWBC Mortgage Corp** | |
| (NAME) | (NAME) | |
| **1621 A Cahal Avenue** | **9311 San Pedro Ave., Ste. 100** | **072-14-0O-003.00-C O** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COTTAGES AT CAHAL, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALISON SIMS, AN UNMARRIED WOMAN, AND LACEY A. STRYKER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1621 A Cahal Cottages, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument No. 20140520-0043455, amended in Instrument Nos. 20140521-0043830, 20140521-0043831, 20140521-0043832, 20140521-0043833 and 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being a part of the same property conveyed to Cottages at Cahal, LLC, by Quitclaim Deed from Larry Jones, a married man, of record in Instrument No. 20150409-0031160, Register's Office for Davidson County, Tennessee, dated April 7, 2015, and recorded on April 9, 2015.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record as Instrument Number 20140505-0038218, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20131230-0130699, in the Register's Office for DavidsonCounty, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140520-0043455, Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832 and Instrument No. 20140521-0043833 , Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140602-0047039, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20130319-0027116, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1621 A Cahal Avenue, Nashville, Tennessee 37206**.

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 the 21st DAY OF MAY, 2015.

Cottages at Cahal, LLC
BY: _____
Michael S Matthews
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COTTAGES AT CAHAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of May, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212