367,500

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150040396 DEEDWARR
Recvd: 05/26/15 10:24 2 pgs
Fees: 13.00 Taxes: 1359.75

20150526-0047899

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Samuel Jordan, II	Access National Mtg.	Map 72-14-Q
(NAME)	(NAME)	
1512 Cahal Avenue	1800 Robert Fulton Dr #350	Parcel 2.00 CO
(ADDRESS)	(ADDRESS)	
Nashvile, TN 37206	Reston, VA 20191	
(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 **Samuel Jordan, II, a single man** 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 1512 as shown on Exhibit" "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1600 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. 20140507-0038801, amended as Instrument No. 20140702-0058412, and further hereafter be known as Homes at 1510 and 1512 Cahal Avenue by the Restated Amendment to the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20150416-0033851, Register's Office for Davidson County, Tennessee.

Being part of 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, Register's Office for Davidson County, Tennessee. 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. 20140507-0038801, amended as Instrument No. 20140702-0058412, Restated Amendment as Instrument No. 20150416-0033851, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1512 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 Member.

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

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 50815140

