WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042988 DEEDWARR
Recvd: 06/02/15 13:34 2 pgs
Fees:13.00 Taxes:1267.99
20150602-0051191

P-LF-15-1619B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-20-17

(AFFIX SEAL)

JILLIAN BARTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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)
Amy H. Lavender and Timothy M. Lavender	**Gardner Financial Services LTD**	
(NAME)	(NAME)	**072-14-0O-002.00**
1619B Cahal Avenue	**3503 Paesanos Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78231**	
(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 **AMY H. LAVENDER AND TIMOTHY M. LAVENDER, WIFE AND HUSBAND,** 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 1619 B, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument Number 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 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. And further being a part of the same property conveyed to Larry Jones by deed from Builder Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20140424-0034391 Register's Office for Davidson County, Tennessee, dated April 9, 2014 and recorded on April 24, 2014.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20140520-0043455, amended in Instrument Nos. 20140521-0043830, 20140521-0043831, 20140521-0043832 and 20140521-0043833;
- All matters shown on Plan of record in Instrument No. 20140505-0038218;
- All matters shown on Plan of record in Plat Book 547, Page 22;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20131230-0130699;
- Ingress/egress and Utility Easement of record in Instrument No. 20130319-0027116, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1619B 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 8th 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 to be the Authorized Agent of Cottages at Cahal, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2015.

_____
Notary Public

My Commission Expires: 03/08/16

CHARLES SMITH
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