WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/15 15:54 3 pgs
Fees:18.00 Taxes:1306.10
20150813-0081384

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 11-25-2015

(AFFIX SEAL)

SANDRA S. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Wiseman	Citizens Community Bank	Map 83-7-P
(NAME)	(NAME)	
713 Groves Park Road	1418 Dinah Shore BLVD	Parcel 1.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Winchester, TN 37398	
(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, **Cadence Construction, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Wiseman and Kayla Wiseman, 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(s) B as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Townhomes at 713 Groves Park, a Horizontal Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20141230-0118853, amended as Instrument No. 20150709-0066654, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Cadence Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from William Wiggs Thompson IV, filed for record on July 9, 2015 as Instrument No. 20150709-0066593, 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 1424, page 45, said Register's Office; (c) Restrictions for Townhomes at 713 Groves Park contained in Instrument No. 20141230-0118853, amended as Instrument No. 20150709-0066654, said Register's Office; and (d) Restrictions, of record in Book 1541, page 101, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 713 Groves Park Road, 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.

Witness my/our hands this 12th day of August, 2015.

Cadence Construction, LLC

By: _____
William Wiggs Thompson, IV, Sole Member

State of Tennessee
County of Davidson

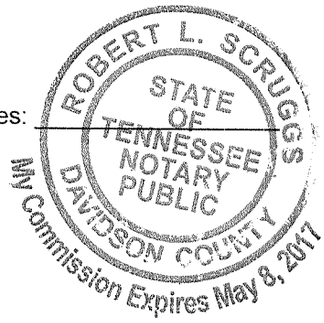
Personally appeared before me, a notary public in and for the state and county aforementioned, **William Wiggs Thompson, IV** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Cadence Construction, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 12th day of August, 2015.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 70815192



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

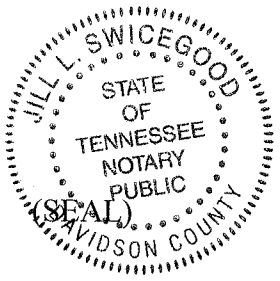
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018