WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077427 DEEDWARR
Recvd: 09/11/15 10:58 2 pgs
Fees:13.00 Taxes:1291.30
20150911-0092420

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2017

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicolas Bauer	NFM Lending	Map 91-02 ox
(NAME)	(NAME)	
6015 B California	3333 Aspen Grove Drive, Ste 100	Parcel 200.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37067	
(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 **Nicolas Bauer, unmarried,** 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 B as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for 6015 California Ave Townhomes, a horizontal Property Regime with Private element pursuant to Tennessee Code Annotated Section 66-27-103 (b), et seq., of record as Instrument No. 20150112-0003195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cadence Construction, Inc. by Quitclaim Deed from Robert Schneider and Brian Foran, filed for record on September 2, 2015 as Instrument No. 20150903-0089941 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 161, page 75, said Register's Office; (c) Restrictive covenants contained in Intrument No. 20150112-0003195, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6015 B California, Nashville, TN 37209
(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 10th day of September, 2015.

Cadence Construction, LLC

By: _____
William Wiggs Thompson IV, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me William Wiggs Thompson IV the Sole Member of Cadence Construction, LLC, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2015.

_____
Notary Public

My Commission Expires: _____

File No.: 35907

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