WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150086251 DEEDWARR
Recvd: 10/09/15 10:53 2 pgs
Fees: 13.00 Taxes: 1328.30
20151009-0103118

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 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, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney A. Kuzma	FINWORTH MORTGAGE LLC	Part of Map 91-2
(NAME)	2106 CRESTMOOR ROAD	
6013 B California Ave	NASHVILLE, TN 37215	Parcel 203.00
(ADDRESS)		
Nashville, TN 37209		
(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 **Courtney A. Kuzma, 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 of the 6013 California Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 6013 California Ave. Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150112-0003189, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cadence Construction, LLC, a Tennessee limited liability company, to Robert J. Schneider and Brian Foran, filed for record as Instrument No. 20150925-0097473, 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; (b) Restrictive covenants contained Instrument No. 20150112-0003189, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6013 B California Ave, 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 7th day of October, 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 **Sole Member of Cadence Construction, LLC**, a Tennessee limited liability company, 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 7th day of October, 2015.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 35995

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