BILL GARRETT, Davidson County
Trans: T20150103622 DEEDWARR
Recvd: 12/08/15 11:10 2 pgs
Fees: 13.00 Taxes: 764.05
20151208-0123475

WARRANTY DEED

AT-20050034

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF November, 2015.

(Affix Seal) Notary Public

My Commission Expires:

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

Return:
Robert L. Scruggs, Atty
2021 Richard Jones Rd., Ste 220
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cadence Construction, LLC, a Tennessee limited liability company	Cadence Construction, LLC, a Tennessee limited liability company	83-2-265
P.O. Box 85	P.O. Box 85	
Thompsons Station, TN 37179	Thompsons Station, TN 37179	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Howard Wallace and wife, Marie Eaton Wallace**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cadence Construction, LLC, a Tennessee limited liability company**, 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 Lot No. 3 on the Plan of Wheeler heights of record in Book 1424, page 80, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 3 fronts 60 feet on the easterly margin of Scott Avenue and Extends back between parallel lines 185 Feet to a dead end.

Being the same property conveyed to Bonnie Elizabeth Thompson by deed from B.B. Doubleday Jr. and wife, Josephine D. Doubleday of record in Book 8226, page 378, Register's office for Davidson County, Tennessee.

Bonnie Elizabeth Thompson Having married Howard Wallace Jr., and being one in the same person as Bonnie Elizabeth Thompson Wallace.

Bonnie Elizabeth Thompson Wallace having since died on November 4, 2001, leaving no Will, and Howard Wallace, Jr., (Mrs. Wallace's Husband), having been appointed by the Davidson County Probate Court, as the Administrator, Davidson County Probate Court Docket No. 02P-117. Howard Wallace, Jr.'s Letter of Administration is attached hereto as Exhibit B.

This Convey is subject to any and all existing easements, restrictions and building setback lines of record.

Being the same property conveyed to Howard Wallace by Quitclaim Deed, from the Estate of Bonnie Elizabeth Thompson Wallace filed for record on August 13, 2002 in Instrument No. 20020813-0097822, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 410 Scott Avenue, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of November, 2015

Howard Wallace, IV

Howard Wallace

Maria Wallace

Maria Eaton Wallace

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Howard Wallace and Maria Eaton Wallace, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this the 30th day of November, 2015.

April G. Nichols

Notary Public
My Commission Expires: 6-30-2019

