WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004529 DEEDWARR
Recvd: 01/19/16 11:05 2 pgs
Fees:13.00 Taxes:2294.00
20160119-0004989

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR. 6, 2018

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cadence Construction, LLC	Same As New Owner	Map 118-2
(NAME)	(NAME)	
P.O. Box 85		Parcel 227.00
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37174		
(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, **Robert J. Thompson, unmarried and Christine Lee Thompson and John A. Neel, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cadence Construction, LLC, a Tennessee Limited Liability Company,** 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 Lot No. 72 on the Plan of Geo. I. Waddey's Subdivision, of record in Book 332, page 99, Register's Office for Davidson County Tennessee.

Said Lot No. 72 fronts 100 feet to the easterly side of Westwood Drive formerly 7th Avenue South extended and runs back 180 feet on the northerly line and 192.8 feet on the southerly line, with the northerly margin of Biloxi Street, to an alley, measuring 29.8 feet thereon.

Being the same property conveyed to Robert J. Thompson, a single person and Christine Lee Thompson, married as tenants with right of survivorship by Quitclaim Deed from Robert J. Thompson, a single person, filed for record on December 30, 2008 as Instrument No. 20081230-0123407, Register's Office for Davidson County, Tennessee.

John A. Neel joins in executing this Warranty Deed to convey any and all marital rights he may have in said property.

This conveyance is made subject to all conditions and easements, of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 99, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2730 Westwood Drive, Nashville, TN 37204
(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 14th day of January, 2016.

Robert J. Thompson

Christine Lee Thompson

John A. Neel

State of Tennessee
County of Davidson

Personally appeared before me John A. Neel, Robert J. Thompson and Christine Lee Thompson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of January, 2016.

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

Notary Public

My Commission Expires:

File No.: 36108