Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160019376 DEEDWARR
Recvd: 03/09/16 13:23 2 pgs
Fees:13.00 Taxes:1387.50
20160309-0022639

P-CC-16-1625B-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abby L. Story	New Owner	
(NAME)	(NAME)	**072-14-00-008.00-CO**
1625 B Cahal		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COTTAGES AT CAHAL, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ABBY L. STORY,** 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 Unit 1625 B, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument Number 20140520-0043455, amended in Instrument Nos. 20140521-0043830, 20140521-0043831, 20140521-0043832, 20140521-0043833 and 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being a part of the same property conveyed to Builder Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Viola E. Dixon, unmarried of record in Instrument No. 20121019-0095977, Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 19, 2012. (Value of consideration shown in aforementioned deed $250,000.00.)

Being a part of the same property conveyed to Larry Jones by Warranty deed from Builder Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20140424-0034391 Register's Office for Davidson County, Tennessee, dated April 09, 2014 and recorded on April 24, 2014. (Value of consideration shown in aforementioned deed $390,000.00.)

Being a portion of the same property conveyed to Cottages at Cahal, LLC by Quitclaim deed from Larry Jones, a married man of record in Instrument No. 20151208-0123320 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140520-0043455, amended in Instrument Nos. 20140521-0043830, 20140521-0043831, 20140521-0043832 and 20140521-0043833, and amended in Instrument No. 20150511042645, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20140512-0040302, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20131230-0130699, in the Register's Office for Davidson County, Tennessee.
- Ingress/egress and Utility Easement of record in Instrument Number 20130319-0027116, and Termination recorded in Instrument No. 20141014-0094862, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1625 B Cahal , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF MARCH, 2016.

Cottages at Cahal, LLC

BY: _____
Michael Matthews
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COTTAGES AT CAHAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of March, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212