NEW OWNER:

Michael James Belsante
3431 Amanda Avenue
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0278

Map 117 Group 11 Parcel 084.00 P/O

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160038648 DEEDWARR
Recvd: 05/10/16 08:34 3 pgs
Fees:18.00 Taxes:3213.41

20160510-0046060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Sixty-Eight Thousand Four Hundred Ninety and 00/100 Dollars ($868,490.00)** cash in hand paid, the receipt of which is hereby acknowledged, **904 CADILLAC, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL JAMES BELSANTE** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 3431B of Amanda HPR 1, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions Establishing The Horizontal Property Regime Amanda HPR 1of record in Instrument No. 20160419-0037554, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to 904 Cadillac, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Timothy F. King, unmarried, and Cary Innes Grayson, unmarried, dated January 9, 2015, and of record Instrument No. 20150310-0020290, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3431 Amanda Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **May, 2016**.

904 CADILLAC, LLC

By: _____
Ryan Miller, Member

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ryan Miller and Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of 904 CADILLAC, LLC, the within named bargainor, and as such authorized Members, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of ~~May, 2016~~.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **868,490.00** .

AFFIANT

Sworn to and subscribed to before me this 5th day of **May, 2016**.

NOTARY PUBLIC

My commission expires: 3/6/18

