WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052645 DEEDWARR
Recvd: 06/21/16 11:38 2 pgs
Fees: 13.00 Taxes: 1905.50
20160621-0062993

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 5-27-19

(AFFIX SEAL)

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
William Braxton Jackson III	Braxton Jackson & Daniella DiNizo	Map 105-2-B
(NAME)	(NAME)	
950 9th Avenue South	950 9th Avenue South	Parcel 2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 **William Braxton Jackson III and Daniella DiNizo, husband and wife,** 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 A & B, as shown on Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions for Homes at 948 9th Avenue South Association, Inc. a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20150420-0034823, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cadence Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael L. Ray, filed for record on March 1, 2016 as Instrument No. 20160301-0019411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 950 9th Avenue South, Nashville, TN 37203
(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 20th day of June, 2016.

Cadence Construction, LLC

By: _____
William Wiggs Thompson, IV, President

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **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 **President of Cadence Construction, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President..

WITNESS my hand and seal this 20th day of June, 2016.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36776

