WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059982 DEEDWARR
Recvd: 07/13/16 12:41 2 pgs
Fees: 13.00 Taxes: 1426.18
20160713-0071776

P-LJ-16-1623-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,453.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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

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)
Matthew P. Ferro and Alison D. Clark	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**072-14-0O-006.00**
1623 B Cahal Ave	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **COTTAGES AT CAHAL, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW P. FERRO, UNMARRIED, AND ALISON D. CLARK, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 1623 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 Larry Jones by 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 9, 2014 and recorded on April 24, 2014. Further, being a portion of the same property conveyed to The 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 4, 2015 and recorded on December 8, 2015.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20140520-0043455, as amended in Instrument Nos. 20140521-0043830, 20140521-0043831, 20140521-0043832, 20140521-0043833 and 20150511-0042645;
- All matters shown on Plan of record in Instrument No. 20140505-0038218;
- All matters shown on Plan of record in Plat Book 547, Page 22;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20131230-0130699;
- Ingress/egress and Utility Easement of record in Instrument No. 20130319-0027116;
- HOA Charter of record in Instrument No. 20140602-0047039, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1623 B Cahal Ave, 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 8th DAY OF JULY, 2016.

Cottages at Cahal, LLC
BY: _____
Michael Matthews
Authroized 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 to be the Authorized Agent of Cottages at Cahal, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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