This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16460

BILL GARRETT, Davidson County
Trans:T20160070679 DEEDWARR
Recvd: 08/15/16 14:16 2 pgs
Fees:13.00 Taxes:869.13
20160815-0084894

Send Tax Bills To:
Same as New Owner

New Owner is:
Madison E. Lawrence
1147 Cahal Avenue
Nashville, TN 37206

MAP: 072-14-1A
PARCEL: 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cahal Trust, dated October 19, 2015, Amy Ballou, Trustee**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Madison E. Lawrence and Fred Shapiro and Harriett W. Shapiro, tenants in common**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1147 Cahal Avenue, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. A, The Cottages of Cahal, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cottages of Cahal of record in Instrument No. 20141209-0112573, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Cottages of Cahal, as shown on Exhibit "B" to the Master Deed, of record in Instrument No. 20141209-0112573, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cahal Trust, dated October 19, 2015, Amy Ballou, her successor or successors in interest, as Trustee, by Quitclaim Deed from Sarah J. Mitchell, dated 10/19/15 and recorded 11/17/15 in Instrument No. 20151117-0116412, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of August, 2016.

GRANTOR:

Cahal Trust U/A/D, October 19, 2015,

Amy Ballou, Trustee

ACKNOWLEDGEMENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Amy Ballou,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Trustee** of the **Cahal Trust,** the within named bargainor, and that she as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of August, 2016.

Notary Public

Julie Hamilton State of Tennessee Notary Public Davidson County

My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

SWORN TO and subscribed before me this 12th day of August, 2016.

Julie Hamilton State of Tennessee Notary Public Davidson County

NOTARY PUBLIC

My commission expires: 7/3/2017