BILL GARRETT, Davidson County
Trans:T20170029773 DEEDWARR
Recvd: 04/10/17 08:38 2 pgs
Fees:13.00 Taxes:610.50
20170410-0034544

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170110480

~~Prepared by:~~
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2017.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Ann Byrd Cavalier and Kevin Paul Cavalier 801 Inverness Ave, Apt C5 Nashville TN 37204	NEW OWNER	Tax Parcel ID No. 118-02-0C-045.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna K. Owens, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Ann Byrd Cavalier and Kevin Paul Cavalier, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-5 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, 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 Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Anna K. Owens, a married woman by Warranty deed from Craighead Village South, LLC, a Tennessee limited liability company of record in Instrument No. 20080709-0070347 Register's Office for Davidson County, Tennessee, dated July 07, 2008 and recorded on July 09, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "C".
Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee.
Lease Agreement of record in Book 5655, Page 150, in the Register's Office for Davidson County, Tennessee.
Easement to Viacom of record in Book 9523, Page 521, in the Register's Office for Davidson County, Tennessee.
Restriction of record in Book 8518, Page 15, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 801 Inverness Ave, Apt C5 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of April, 2017.

Anna K. Owens

STATE OF OR)
COUNTY OF Multnomah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna K. Owens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of April, 2017.

Notary Public
My Commission Expires: 10-23-2020

OFFICIAL SEAL
SHAYLAH JOLENE HARRIS-STODDARD
NOTARY PUBLIC- OREGON
COMMISSION NO. 955466
MY COMMISSION EXPIRES OCT. 23, 2020