# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041816 DEEDWARR
Recvd: 05/17/17 09:13 2 pgs
Fees:13.00 Taxes:1491.10

20170517-0048716

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sophia Kostelanetz | Same as new owner | 091 091A00100 |
| (NAME) 6350 B Alamo Place | (NAME) | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO SOPHIA A. KOSTELANETZ, and Sean Francis Judge, wife and husband, HEREINAFTER CALLED THE GRANTEE, HER 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 2, on the Horizontal Property Regime for Homes at 6350 Alamo Place, as established and recorded in Instrument No. 20160909-0095242, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to MICHAEL RAY and PEGGY RAY, husband and wife, by deed from E. GRANVILLE TUBBS, JR., of record in Instrument No. 20160908-0094760, dated September 8, 2016, said Register's Office.

Being a portion of the same property conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from MICHAEL RAY and PEGGY RAY, husband and wife, of record in Instrument No. 20170307-0022450, dated March 6, 2017, and Affidavit of Scrivener's Error in Instrument No. 20170511-0046783, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Horizontal Property Regime for Homes at 6350 Alamo Place, as established and recorded in Instrument No. 20160909-0095242, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6350 B Alamo Place, Nashville, TN 37209

(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 our hands this 12th day of May, 2017.

Cadence Construction, LLC

By: William Wiggs Thompson, IV
Its: President

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, 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 the President of Cadence Construction, LLC, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Cadence Construction, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:32, this 12th day of May, 2017.

Notary Public

My Commission Expires:
11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.