WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

SRN17-0056

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/09/17 15:28 3 pgs
Fees:18.00 Taxes:1480.00
20170609-0058273

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cadence Construction, LLC	Cadence Construction, LLC	
P.O. Box 95	(NAME) P.O. Box 95	103-14-0-022.00
(ADDRESS) Thompsons Station, TN 37179	(ADDRESS) Thompsons Station, TN 37179	103-14-0-022.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTHA J. HONICK AND ROSANNE HONICK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs 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 Lot No. 52 on the Revised Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phyllis Honick by Warranty Deed from Robert C. Adams, of record in Book 4058, Page 289, Register's Office for Davidson County, Tennessee, dated September 16, 1966 and recorded on September 19, 1966.

The said Phyllis Honick having since died on December 3, 2016 and by Last Will and Testament under Docket #16P2089 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) said property was devised to Martha J. Honick and Rosanne Honick.

NOTE: Said property assessed as a Duplex

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3300, Page 73, Book 3315, Page 282, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 56 Brookwood Terrace , Nashville, Tennessee 37205
(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 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 9th day of June, 2017.

Martha J. Honick

Martha J. Honick

Rosanne Honick

Rosanne Honick

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of June, 2017, before me personally appeared Martha J. Honick and Rosanne Honick to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of June, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

