THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,999.00

Affiant

BILL GARRETT, Davidson County
Trans:T20170058105 DEEDWARR
Recvd: 07/07/17 11:57 2 pgs
Fees:13.00 Taxes:1461.50
20170707-0068460

Subscribed and sworn to before me, this the 30th day of June, 2017.

Notary Public
My Commission Expires: 12-22-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darius L Washington Ladeshia H Washington 1625 B Cahal Ave Nashville, TN 37206	CMG Mortgage 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	72-14-O-8.00

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abby L Story and Bradley Norville, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darius L Washington and Ladeshia H Washington, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 1625 B, on the plan of Cahal Cottages, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Cahal Cottages, of record in Instrument No. 20140520-0043455; as amended in Instrument No. 20140521-0043830; Instrument No. 20140521-0043831; Instrument No. 20140521-0043832; Instrument No. 20140521-0043833; and in Instrument No. 20150511-0042645, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cahal Cottages provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Abby L. Story, unmarried and Bradley Norville, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Abby L. Story, unmarried, dated March 22, 2016, recorded March 23, 2016, in Instrument No. 20160323-0027372, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Abby L. Story by Warranty Deed from Cottages at Cahal, LLC, dated March 4, 2016, recorded March 9, 2016, of record in Instrument No. 20160309-0022639, said Register's Office, and further, being a portion of the property conveyed to Cottages at Cahal, LLC by Quitclaim Deed from Larry Jones, a married man, dated December 4, 2015, recorded December 8, 2015, of record in Instrument No. 20151208-0123320, said Register's Office, and further, being a portion of the property conveyed to Larry Jones by Warranty Deed from Builder Ventures, LLC, a Tennessee limited liability company, dated April 9, 2014, recorded April 24, 2014, of record in Instrument No. 20140424-0034391, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: 1625 B Cahal Ave, Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of June, 2017.

Abby L Story

Bradley Norville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Abby L Story and Bradley Norville**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2017.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19