This Instrument Prepared By:
**R. Francene Kavin, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
Cadence Construction, LLC
PO Box 95
Thompson Station, TN 37179

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**
Franklin Synergy Bank
722 Columbia Ave.
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/16/17 11:53 3 pgs
Fees:18.00 Taxes:1757.50
**20170816-0084105**

**Map/Parcel #116-13-27**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas O'Connell and wife, Elizabeth O'Connell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Cadence Construction, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors, 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 **Lot No. 9 on the Plan of West Meade Farms, Section 3**, of record in Plat Book 1835, page 4, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 80 feet on the northerly side of Haverford Rd. and runs back between lines measuring 257.3 feet on the easterly line and 216.2 feet on the westerly line to a dead line measuring 110 feet thereon.

Being the same property conveyed to Thomas O'Connell and wife, Elizabeth O'Connell by Warranty Deed dated December 31, 2010, from L. H. Mason, unmarried, of record in Instrument #20110105-0001500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **130 Haverford Dr., Nashville, Tennessee 37205.**

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, its successors, heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors, 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 the **15th** day of **August, 2017.**

**Thomas O'Connell**

**Elizabeth O'Connell**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas O'Connell and Elizabeth O'Connell**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

File #17080094

## 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)

