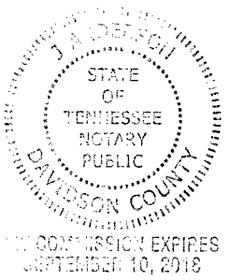
WARRANTY DEED



Bill Garrett Davidson County
Batch# 6880 DEEDWARR
10/03/2017 08:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,488.14

20171003-0100929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Omilian and Marshall Early	New Owner	
(NAME)	(NAME)	072140D00500CO
1112 Cahal Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **CAROLINA REALTY, LLC, A LOUISIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW OMILIAN AND MARSHALL EARLY***, 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: *both unmarried, as joint tenants with right of survivorship

Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit B of Cottages At Cahal, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Cottages At Cahal, a horizontal property regime with private elements, of record in Instrument No. 20131204-0123410; as amended in Instrument No. 20131218-0127941 and in Instrument No. 20150128-0008125, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan Cottages At Cahal, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

Being the same property conveyed by Warranty Deed from Chestnut Enterprises, LLC to Carolina Realty, LLC, a Limited Liability Company as recorded on the 3rd day of February, 2015 in Instrument No. 20150203-0009904 and Affidavit of Scrivener's Error in Instrument No. 20170113-0003988 and by Deed of Correction and Quitclaim Deed of record in Instrument No. 20170926-0098573, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1112 Cahal Ave., Nashville, TN 37206
(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 my hand this 27 day of September, 2017

CAROLINA REALTY, LLC

BY: Daniel E. Zelenka

DANIEL E. ZELENKA, II, SOLE MEMBER

STATE OF Louisiana

COUNTY OF St. Tammany

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Daniel E. Zelenka, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Carolina Realty, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Mandeville, LA this 27 day of September, 2017.

Commission expires:

wgh

Notary Public

Wanda G. Henson
Notary Public for Life
Parish of St. Tammany, LA
Notary ID #042010