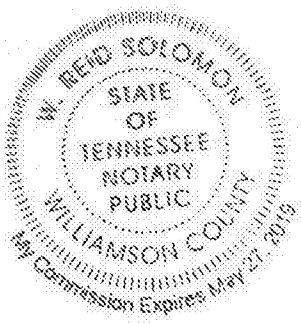
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900.00

Marlene Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 5-27-19

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
Veronica Rene Kaneko	Veronica Kaneko	131-03-0-031.00
(NAME)	(NAME)	
1901 Kimbark Drive	94-1051 Nawele Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Waipahu , HI 96797	
(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 VERONICA RENE KANEKO, TRUSTEE OF THE VERONICA KANEKO-CAMBRA REVOCABLE TRUST DATED 05/31/2006, HEREINAFTER CALLED THE GRANTEE, HER SUCCESORS AND/OR 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. 44, Colonial Heights, as shown on plat of record in Plat Book 1130, page 102, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 086-1491, in the County Clerk's Office for said County

Being a portion of the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from M2E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160722-0075896, dated July 22, 2016, said Register's Office. Being further conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171018-0106879, dated October 18, 2017, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet delinquent; all matters as shown on the plat of record in Plat Book 1130, page 102, Register's Office for Davidson County, Tennessee; and any and all other restrictions and easements of record.

Bill Garrett Davidson County
Batch# 24692 DEEDWARR
11/13/2017 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20171113-0115831

unimproved ☐

This is improved ☒ property, known as 1901 Kimbark Drive, Nashville, TN 37215

(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 7th day of November, 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, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 7th day of November, 2017.

Notary Public

My Commission Expires:

9/7/21

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

True Copy Certification

I, Mitchell A. Watts, 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, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-22-19
Notary' Seal (if on paper)

