(2)

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 24927 DEEDWARR
11/13/2017 10:55:59 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20171113-0116148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
William B. Hilton, III	F & M Bank	131 03 1X 002.00
(NAME)	(NAME)	
1905 B Kimbark Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville , TN 37040	
(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 WILLIAM B. HILTON, III AND DEVON B. HILTON, 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:

Land in Davidson County, Tennessee, being Unit 2, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1905 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077302, as amended in Instrument No. 20170407-0034280, and as amended in Instrument No. 20171020-0107511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 LIAILITY 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. 20171018-0106880, dated October 18, 2017, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to: 2017 property taxes which are a lien, but not yet delinquent; all matters as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1905 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077306, as amended in Instrument No. 20170407-0034282, and as amended in Instrument No. 20171020-0107511, Register's Office for Davidson County, Tennessee; and any and all other restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1905 B 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 9th 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 9th day of November, 2017.

Notary Public

My Commission Expires:

9/7/21

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