Bill Garrett Davidson County
Batch# 36846 DEEDWARR
12/13/2017 03:14:51 PM 2 pgs
Fees: $13.00 Taxes: $638.25
20171213-0127281

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DANA DELIVORIAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

The actual consideration or value, whichever is greater is $172,500.00.

Affiant

Subscribed and sworn before me this the 11th day of December, 2017.

Notary Public
My commission expires: 7/6/20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cavalier Property Management, LLC 1076 Country Club Circle Minden, LA 71055	new owner	118-02-0C 025.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY E. THOMAS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAVALIER PROPERTY MANAGEMENT, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-5, Building B, as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary E. Thomas, an unmarried woman, by deed from Craighead Village South, LLC, a Tennessee limited liability company, dated 04/09/2008, of record in Instrument No. 20080416-0038306, said register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 801 Inverness Ave, Apt B5, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 11th day of December, 2017.

Mary E. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary E. Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2017.

My commission expires: 9-10-2018

Notary Public



Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-17-801-85