WARRANTY DEED

Bill Garrett Davidson County
Batch# 85626 **DEEDWARR**
04/27/2018 10:12:38 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20180427-0039771

A-BR-18-2400

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Terlizzi-Keefe	**New Owner**	
(NAME)	(NAME)	
2400 Porter Rd.		**073-13-0O-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGES AT CAHAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN TERLIZZI-KEEFE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 2400 Porter Avenue Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 2400 Porter Avenue Cottages of record in Instrument Number 20160726-0076797 and amended in Instrument Number 20180423-0038053 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to New Level, LLC by Warranty deed from Robert Braswell of record in Instrument No. 20150918-0094899 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

Being a part of the same property conveyed to Cottages at Cahal, LLC, a Tennessee limited liability company by Quitclaim deed from New Level, LLC, a Tennessee limited liability company of record in Instrument No. 20160927-0101613 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160726-0076797, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 102, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160802-0079438, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2400 Porter Rd., Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF April, 2018.

Cottages at Cahal, LLC, a Tennessee limited liability company

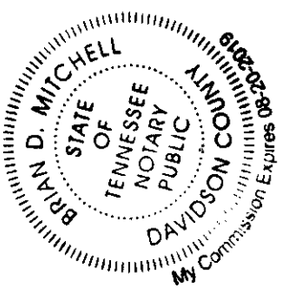
BY: _____
Michael Matthews
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of COTTAGES AT CAHAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~1st~~ 20th of ~~May~~ April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and ~~Escrow, LLC~~
2012 21st ~~Avenue~~ South
~~Nashville~~, TN 37212

Record and Return To:
Limestone Title & Escrow, LLC
~~5173 South Church Street~~ 522 B Brandies Cr
Murfreesboro, TN ~~37127~~ Ste 1
57128