Bill Garrett Davidson County
Batch# 87466 DEEDWARR
05/02/2018 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20180502-0041714

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 19287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY THOUSAND AND 00/100 ($470,000.00) DOLLARS, cash in hand paid by CHAD WOHLERS and MCEWEN THORNTON, LLC, a Tennessee limited liability company, receipt of which is hereby acknowledged, CADENCE CONSTRUCTION, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto the said CHAD WOHLERS, as to an undivided fifty percent (50%) interest, and MCEWEN THORNTON, LLC, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest, as tenants in common, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Unit No. L, a Horizontal Property Regime, as recorded in Declaration of Covenants Conditions and Restrictions for 505 Wedgewood Townhomes, of record in Instrument No. 20170206-0012284 and amended in Instrument No. 20170530-0053691 and further amended in Instrument No. 20180404-0031794, in the Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.
>
> Being the same property conveyed to Cadence Construction, LLC by Quitclaim Deed from One Nine Investments, LLC dated March 20, 2018, and of record in Instrument No. 20180322-0026998, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170407-0034275, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for 505 Wedgewood Townhomes of record in Instrument No. 20170206-0012284, and amended in Instrument No. 20170530-0053691 and 20180404-0031794, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Book 547, Page 8, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHAD WOHLERS and MCEWEN THORNTON, LLC, a Tennessee limited liability company, their respective successors, heirs and assigns, forever. And it does covenant with the said CHAD WOHLERS and MCEWEN THORNTON, LLC, a Tennessee limited liability company, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2018 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said CHAD WOHLERS and MCEWEN THORNTON, LLC, a Tennessee limited liability company, their respective successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, CADENCE CONSTRUCTION, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this the 30th day of April, 2018.

CADENCE CONSTRUCTION, LLC

By: William Wiggs Thompson, IV, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, 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, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as such officer.

WITNESS MY HAND and official seal at office in said County this 30th day of April, 2018.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

Tricia Ball
NOTARY PUBLIC

My Commission Expires: 9/7/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at ~~a~~ fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20th day of April, 2018.

Brina Mathis
NOTARY PUBLIC

My Commission Expires: 4-21-2020

BRINA MATHIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Tax Map & Parcel
105114E01200CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
CHAD WOHLERS and
MCEWEN THORNTON, LLC
10200 Ramsey Way
Dickson TN 37055

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

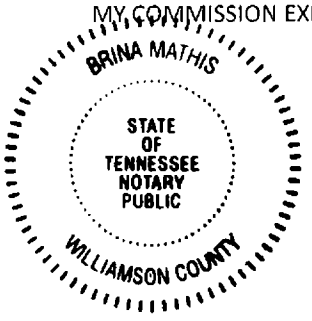
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).