WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Return to:
Advantage Title
3325 Aspen Grove
Franklin Tn 37067
Suite 104
File #13312

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
Jeffrey W. Ferrell	SWBC Mortgage Corp	091-07-0-473.00
(NAME)	(NAME)	
5206 A Kentucky Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio TX 78216	
(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, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, JEFFREY W. FERRELL, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot 1113, Block 172, plan of West Nashville No. 1 as shown on the plat of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being a portion of the same property conveyed to MONARCH DEVELOPMENT, LLC, by deed from CASSIE M. LANE, A SINGLE WOMAN, of record in Instrument No. 20170815-0083478, dated August 14, 2017, said Register's Office. Being further conveyed to MONARCH DEVELOPMENT, LLC, by quitclaim deed from MONARCH DEVELOPMENT, LLC, to create separate legal, of record in Instrument No. 20170815-0083574, dated August 14, 2017, said Register's Office. Being further conveyed to CADENCE CONSTRUCTION, LLC, by quitclaim deed from MONARCH DEVELOPMENT, LLC, of record in Instrument No. 20180723-0071656, dated July 23, 2018, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Plan of West Nashville No. 1, of record in Book 57, page 74, Register's Office for said County; and any and all restrictions and easements of record.

Bill Garrett Davidson County
Batch# 131426 DEEDWARR
08/21/2018 10:17:05 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20180821-0082729

unimproved ☐

This is improved ☒ property, known as 5206 A Kentucky Avenue, Nashville, TN 37209

(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 15th day of August, 2018.

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, the within named bargainor, and that he as such PRESIDENT, being authorized to do so, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22