STATE OF Tennessee
COUNTY OF Davidson

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00.

Preston D Matthews
Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September 2018.

J Anderson
Notary Public
MY COMMISSION EXPIRES:_____
File No. G18-3257

Karen Y Johnson Davidson County
Batch# 151399 DEEDWARR
10/15/2018 11:34:44 AM 2 pgs
Fees: $13.00 Taxes: $1,452.25
20181015-0101860

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel J. Cadenas and Margot B. Cadenas (NAME)	NEW OWNER (NAME)	141-05-0A-294.00-C
605 Wolfeboro Lane (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sarah East, a married woman, f/k/a Sarah K. Leslie**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel J. Cadenas and Margot B. Cadenas, 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 Lot No. 294 on the Plan of Avondale Park, Phase 2, Section 2A, of record in Instrument 20110208-0011106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah East, a married woman, f/k/a Sarah K. Leslie by Deed dated August 3, 2011, recorded August 5, 2011, in Instrument Number 20110805-0060375, in the Official Records of Davidson County, Tennessee.

Sarah East is now married
Alan East joins in this conveyance for the purpose of conveying any interest he may have in said proeprty, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20110208-0011106, Register's Office for Davidson County, Tennessee.
2. Common Area conveyed to Homeowners Association of record in Instrument 201701300009317, Register's Office for said County.
3. Access Easement of record in Instrument 20041207-0145662, Register's Office for said County.

4. Transmission Line Easement of record in Instrument 20060110-0003857, Register's Office for said County.
5. Deed to USA of record in Record Book 4118, Page 694 and in Book 4228, Page 635, Register's Office for said County.
6. Order to TVA of record in Record Book 4273, Page 280, Register's Office for said County.
7. Easement to Harpeth Valley Utilities District of record in Instrument 20040204-0013639; 20040204-0013640; 20080818-0084836 and 20040204-0013641, Register's Office for said County.
8. Storm Water Detention Agreement of record in Instrument 20060512-0055867, Register's Office for said County.
9. Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20071002-0117293, Register's Office for said County.
10. Easement for right of way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for said County.
11. Easement and right of way for electric power transmission lines and poles with right of ingress and egress and other rights and privileges as set out in granted to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for said County.
12. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for said County.
13. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
14. Easement for water mains across the Dower Tract, a part of the property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of buildiing a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
15. Subject to easement of record in Book 5738, Page 819, Partial Abandonment of Easement of record in Instrument 20080826-0087638, Register's Office for said County.
16. Subject to Charter for Homeowners Association of record in Instrument 20081203-0117350, Register's Office for said County.
17. A portion of the over all property is within the 100-year flood plain as shown on the overall boundary layout of Ragan-Smith-Murphy & Associates, Inc. dated March 30, 1988 (not a field survey).
18. Declaration of Restrictive Covenants of record in Instrument 20081203-0117452 and 20090331-0028791, Register's Office for said County.
19. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 605 Wolfeboro Lane, Nashville, TN 37221.

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. Whenever 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 26th day of September, 2018.

Sarah East

Alan East

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2018, before me personally appeared Sarah East and Alan East, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of September, 2018.

Notary Signature
My commission expires: 5-20-20

DIANE STINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Prepared by and return to :
Smith.Sholar.Milliken.PLLC
P.O. Box 663
Gallatin, TN 37066