REGISTER'S USE ONLY:

Karen Y Johnson Davidson County
Batch# 157821 **DEEDWARR**
11/09/2018 09:24:53 AM 3 pgs
Fees: $18.00 Taxes: $2,414.25

20181109-0110961

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $652,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 31 DAY OF October 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Dason Colin Maloney
~~1771 W. Broadway Avenue~~
~~Maryville, TN 37801~~
P.O. Box 1366
Tupelo, MS 38802

NEW OWNER:
Dason Colin Maloney
~~1771 W. Broadway Avenue~~
~~Maryville, TN 37801~~
P.O. Box 1366
Tupelo, MS 38802

GENERAL WARRANTY DEED

This indenture is made and entered into this 31 day of October, 2018 between DANIEL A. CASH, a married person (hereinafter referred to as "GRANTOR") and DASON COLIN MALONEY (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee being Unit No. R1013 Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 65, Chapter 27, Sections 101, *et seq.*, as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167 at Exhibit B, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel A. Cash by Warranty Deed from David Bryan Jordan, Trustee and Kimberly D. Jordan, his Successor-in-Trust, of the David Bryan Jordan Revocable Living Trust dated August 9, 2012, by instrument dated December 13, 2017 and filed of record on January 5, 2018 in Instrument No. 20180105-0001859 in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 093130D09900CO

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 700 12th Avenue South, Nashville, TN 37203-3427.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, *et seq.*, or other similar statute.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for all matters, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DANIEL A. CASH

STATE OF ~~TENNESSEE~~ MISSISSIPPI)
)
COUNTY OF Lee)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DANIEL A. CASH, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of October, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.