WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Jonathan Avery Reynolds and Whitney Anne Reynolds	Same as new owner	103-14-0E-002.00 CO
(NAME)	(NAME)	
56 A Brookwood Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 203938 DEEDWARR
03/08/2019 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20190308-0021561

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, JONATHAN AVERY REYNOLDS AND WHITNEY ANNE REYNOLDS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS OR 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 Unit A of Homes at 56 Brookwood Terrace, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 56 Brookwood Terrace, a Horizontal Property Regime with Private Elements, recorded as Instrument No.20170609-0058274, amended in Instrument No. 20181002-0097424, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARTHA J. HONICK AND ROSANNE HONICK, of record as Instrument No. 20170609-0058273, dated June 9, 2017, said Register's Office.

This conveyance is subject to: 2019 property taxes which are a lien, but not yet due and payable; all matters as shown on Horizontal Property Regime, as recorded in the Declaration of Covenants Conditions and Restrictions for Homes at 56 Brookwood Terrace, a Horizontal Property Regime with Private Elements, recorded as

Instrument No.20170609-0058274, amended in Instrument No. 20181002-0097424, and all matters shown in Plat Book 3300, page 73, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 56 A Brookwood Terrace, Nashville, TN 37205

(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 8th day of March, 2019.

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, A TENNESSEE LIMITED LIABILITY COMPANY, 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 8th day of March, 2019.

TRICIA BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/7/21

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

