WARRANTY DEED



R-VRES-19-801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Marla M. Richardson Living Trust U/A/D July 5, 2017	**Richardson Trust**	
(NAME) **801 Inverness Avenue, #C5**	(NAME) **1600 Westgate Circle, Ste. 100**	**118-02-0C-045.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE ANN BYRD CAVALIER AND KEVIN PAUL CAVALIER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARLA M. RICHARDSON, TRUSTEE OF THE MARLA M. RICHARDSON LIVING TRUST U/A/D JULY 5, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-5 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Julie Ann Byrd Cavalier and Kevin Paul Cavalier, wife and husband by Warranty deed from Anna K. Owens, unmarried of record in Instrument No. 20170410-0034544 Register's Office for Davidson County, Tennessee, dated April 01, 2017 and recorded on April 10, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee.
- Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee.
- Easement to Viacom of record in Book 9523, Page 521, in the Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 8518, Page 15, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Inverness Avenue, #C5, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 215180 DEEDWARR
04/08/2019 01:45:30 PM 2 pgs
Fees: $13.00 Taxes: $662.30
20190408-0031825

Warranty Deed

Witness my/our hand(s) this the 5th DAY OF APRIL, 2019.

Julie Ann Byrd Cavalier

Julie Ann Byrd Cavalier

Kevin Paul Cavalier by Julie Ann Byrd Cavalier as Attorney in Fact

Kevin Paul Cavalier by Julie Ann Byrd Cavalier as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ANN BYRD CAVALIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ANN BYRD CAVALIER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN PAUL CAVALIER, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN PAUL CAVALIER.

Witness my hand and official seal, this the 5th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021