398

Karen Johnson Davidson County
Batch# 241980 DEEDWARR
06/11/2019 01:22:52 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20190611-0056105

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Allegra Farrell and James Farrell 700 S. 13th Street Nashville, TN 37206	Movement Mortgage 8024 Calvin Hall Rd Indian Land SC 29707	094-01-0-495.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **ALLEGRA FARRELL AND JAMES FARRELL, WIFE AND HUSBAND**, ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its assigns, successors 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. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 6th day of June, 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 seal at Nashville, TN, this 6th day of June, 2019.

Notary Public

My Commission Expires: 9/7/21

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$625,000.00.**

Sworn to and subscribed before me this 6th day of June, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA K. POSTON-WILLIAMSON DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 161, as shown on the map entitled the Plan of Payne Blakemore and Cummings Addition, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to MONARCH DEVELOPMENT, LLC, by deed from DOROTHY A. LANDRY, UNMARRIED, of record as Instrument No. 20180214-0014728, said Register's Office. Then being further conveyed to MONARCH DEVELOPMENT, LLC, by Quitclaim Deed from MONARCH DEVELOPMENT, LLC, of record as Instrument No. 20180214-0014729, said Register's Office.

Being the same property conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from MONARCH DEVELOPMENT, LLC, of record in Instrument No. 20190424-0037516, dated April 23, 2019, said Register's Office.