Karen Johnson Davidson County
Batch# 299051 DEEDWARR
10/10/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20191010-0104006

WARRANTY DEED

B-REMAX-19-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

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)
Donald C. Cashman, Jr.	NEW OWNER	
(NAME)	(NAME)	**105-05-0K-009.00-CO**
816 Autumn Drive		
(ADDRESS)	(ADDRESS)	
Walnut Creek, CA 94598		
(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, **ANIMUS DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD C. CASHMAN, JR.,** 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:

Land in Davidson County, Tennessee, being Unit 9, The Edge at Belmont Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140617-0052717, amended in Instrument No. 20150723-0072385, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E3 Construction Services, LLC by Warranty deed from Kee Capital Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150908-0091154 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 08, 2015.

Being the same property conveyed to UP Partnerships, GP by Quitclaim deed from E 3 Construction Services, LLC of record in Instrument No. 20160628-0065586 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 28, 2016.

Being the same property conveyed to John H. Eldridge, III, married by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20161206-0127712 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John H. Eldridge, III, married of record in Instrument No. 20161206-0127714 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 06, 2016.

Being the same property conveyed to Animus Development, LLC by Quitclaim deed from UP Partnership, GP of record in Instrument No. 20190125-0007676 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 25, 2019.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140617-0052717 and Instrument No. 20150723-0072385, Register's Office for Davidson County, Tennessee.
- Charter of record In Instrument Number 20140619-0053561, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Easement of record in Instrument Number 20140501-0036661, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement and Mutual Maintenance Agreement of record in Instrument Number 20180425-0038808, 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: **1301 Wade Avenue, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 4th DAY OF OCTOBER, 2019.

Animus Development, LLC

BY:_____
John H. Eldridge, III
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ANIMUS DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022