THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 306477 DEEDWARR
10/25/2019 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,256.63
20191025-0109768

ADDRESS NEW OWNER
Matthew Graham and
Samantha Graham
702 S. 13th Street
Nashville, TN 37206

SEND TAX BILLS TO
New owner

MAP/PARCEL
094-01-0-203.00

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 **SAMANTHA GRAHAM AND MATTHEW GRAHAM, 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 as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 162, as shown on the map entitled the Plan of 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 the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DOROTHY A. LANDRY, of record in Instrument No. 20180214-0014728, dated February 12, 2018, said Register's Office. Being further conveyed to MONARCH DEVELOPMENT, LLC, to create deeds separating legal description of record in Instrument No. 20180214-0014730, dated February 13, 2018, said Register's Office. Being further conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from MONARCH DEVELOPMENT, LLC, of record in Instrument No. 20190430-0039786, dated April 23, 2019, said Register's Office.

This is improved property known as: 702 S. 13th Street, Nashville, TN 37206

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 18th day of October, 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 25th day of October, 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 **$609,900.00.**

Sworn to and subscribed before me this 25th day of October, 2019.

Notary Public

My Commission Expires: 9/7/21

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

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)

