THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P19-10448-BW	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **489,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2019 Notary Public MY COMMISSION EXPIRES: 9/16/23 (AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Whalen, Jr.	New Owner	
1810 A Sherwood Lane		072-11-4A-001.00-CO
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wade Allen Cable and Coleen Vendela Cable, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Whalen, Jr. and Cally E. Biagini**, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. A as set forth in the Declaration of Covenants, Conditions and Restrictions for 1810 Sherwood Lane Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160812-0084226, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" to said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to Brandon Lee Lenzmeier, a single person by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170517-0048704 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 17, 2017.

Being the same property conveyed to Wade Allen George Cable and Coleen Vendela Cable, husband and wife by Warranty deed from Brandon Lee Lenzmeier and Rachel Lenzmeier, husband and wife of record in Instrument No. 20190412-0033557 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 12, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1810 A Sherwood Lane, Nashville, TN 37216.**

Karen Johnson Davidson County
Batch# 332977 DEEDWARR
12/20/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20191220-0131778

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 the 20th day of December, 2019.

Wade Allen Cable

Coleen Vendela Cable

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wade Allen Cable** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of December, 2019.

My Commission expires: 10-2-23

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Coleen Vendela Cable** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of December, 2019.

My Commission expires: 10-2-23

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

