#145449

WARRANTY DEED

Karen Johnson Davidson County
Batch# 375801 DEEDWARR
03/23/2020 10:39:59 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20200323-0031317

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RETURN TO: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Eugene Eagan Cheryl Rose Eagan	GW Cavanaugh Homes Mtg.	07203B00200CO
(NAME)	(NAME)	
2499 Inga St.	31 Le Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adam Epstein as President of **Cahal Partners Two,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Eugene Eagan and Cheryl Rose Eagan, 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 2 of Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson county, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161031-0114847, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2499 and 2501 Inga Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161031-0114847, and Bylaws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cahal Partners Two by Warranty Deed from Dan Zumwalt, unmarried, of record in Instrument No. 20190402-0029637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2499 Inga St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of March, 2020.

Cahal Partners Two
By: Adam Epstein, President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Adam Epstein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of and that as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 20th day of March, 2020.

Notary Public _____
My Commission Expires: _____

File No.: 14549

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020