THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 453732 **DEEDWARR**
08/10/2020 12:31:09 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20200810-0088736

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Nan Kingsley, Trustee 1128 Brookmeade Drive Nashville, TN 37205	New Owner	131-04-0-212.00

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), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto Nan Kingsley, **TRUSTEE OF THE KINGSLEY FAMILY TRUST** ("Grantee" herein), their successors and assigns, all of Grantor's 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. 10, as shown on the map entitled Duncanwood, of record in Plat Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CATHERINE J. MORRELL, MARRIED, of record as Instrument No.20191017-0106527, dated October 16, 2019, said Register's Office.

Further being the same property conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200611-0059832, dated June 4, 2020, said Register's Office.

This is improved property known as: 1128 Brookmeade Dr., Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and

assigns, forever. And GRANTOR does covenant with said GRANTEE 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 himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 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 GRANTOR has hereunto set his hands as of this 2nd day of July, 2020.

CADENCE CONSTRUCTION, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

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 so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 2nd day of July, 2020.

Notary Public

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

My Commission Expires: 9/7/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,350,000.00.**

Sworn to and subscribed before me this 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH