Karen Johnson Davidson County
Batch# 516968 DEEDWARR
11/16/2020 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20201116-0134804

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Robert Adam Winston 3718 Park Avenue Nashville, TN 372098	Bank of America 8011 Villa Park Drive Richmond, VA 23228	092-13-0-049.00

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 **ROBERT ADAM WINSTON,** UNMARRIED ("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. 9 and Block No. 8 on the MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23, IN CHARLOTTE PARK 2ND ADDITION, as of record in Book 161, Page 39, Register's Office for Davidson County, and the Easterly part of Lot No. 10 of Block 8, on the MAP OF CHARLOTTE PARK 2ND ADDITION to Nashville, as of record in Book 57, Pages 160 and 161, said Register's Office.

Said Lot No. 9 and the Easterly part of Lot No. 10 front together 51.4 feet on the Northerly side of Park, formerly First Avenue, and run back between lines 150 feet to an alley.

Being the same property conveyed to RJH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WADDELL JOHNSON, JR., of record in Instrument No. 20191031-0112056, dated October 30, 2019, said Register's Office.

Being further conveyed to CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from RJH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201014-0119517, dated October 14, 2020, said Register's Office.

This is improved property known as: 3718 Park Avenue, Nashville, TN 37209

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, his 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, his 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 12th day of November, 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 12th day of November, 2020.

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 **$849,900.00.**

Sworn to and subscribed before me this 13th day November, 2020.

Notary Public

My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

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

