THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Suite 115 Brentwood, TN 37027 P21-9411-PILK RER Ortale Kelley Law Firm to: 330 Commerce Street, Suite 110 Nashville, TN 37201	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **695,000.00.** SR Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2021. Notary Public MY COMMISSION EXPIRES: 4-19-2025 (AFFIX SEAL)

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Brown & Maria Faulkner	NEW OWNER	MAP & PARCEL:
2206B White Avenue		105-14-0P-002.00-CO
Nashville, TN 37204		
(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, **Cavendish Investments, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Brown, an unmarried man and Maria Faulkner, an unmarried woman, as joint tenants with right of survivorship,**

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 2206 B, as shown as Exhibit "B" on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2206 White Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160913-0095956, 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 Andrew B. Bates, a married man by Warranty deed from DY Construction, Inc., a Tennessee corporation of record in Instrument No. 20190805-0076913 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Cavendish Investments LLC by Quitclaim deed from Andrew B. Bates of record in Instrument No. 20210623-0084610 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 23, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by the Grantor; (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.

Karen Johnson Davidson County
Batch# 756260 **DEEDWARR**
11/16/2021 02:12:56 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

This is IMPROVED property known as **2206B White Avenue, Nashville, TN 37204.**

20211116-0152596

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 Grantor does covenant with the said GRANTEES that Grantor is 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 Grantor does further covenant and bind itself, its 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 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 hand this the 12th day of November, 2021.

Cavendish Investments, LLC

BY: _____
Andrew Bates, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Andrew Bates with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signer of the maker, **Cavendish Investments, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12th day of November, 2021.

My Commission expires 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY