WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene K. Cashman III	Eugene K. Cashman III	147-5-1
(NAME)	(NAME)	
4839 Briarwood Drive	4839 Briarwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/05/04 15:12 2pgs
Fees:13.00 Taxes:662.30
20041005-0120011

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, Doris F. Lanius, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Eugene K. Cashman III and wife, Elizabeth T. Cashman, 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. :

Being Lot No. 579 on the plan of Caldwell Hall, Section Fourteen, as of record in Plat Book 3300, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doris F. Lanius by Deed from Edwin Baker Phelan and wife, Barbara S. Phelan dated July 24, 1964 and filed for record in Book 3796, page 49, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictive Covenants as of record in Book 1788, page 108; Book 3433, page 100 and Book 3436, page 335, said Register's Office.

b) Any and all matters as shown on the plan of record in Plat book 3300, page 77, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4839 Briarwood Drive, Nashville, TN 37211
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of September, 2004.

Doris F. Lanius

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Doris F. Lanius, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 27th day of September, 2004.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

