File No. 260201722

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/06 10:49 2 pgs
Fees:13.00 Taxes:201.28

20060426-0047656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,400.00

David Hood
Affiant Conoly B.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2006.

Jerry A. Kennon
Notary Public

MY COMMISSION EXPIRES: Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006
(AFFIX SEAL)

NOTARY PUELIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jake Douglas Cauley	Same as new owner	071-08-0-25-8.00
(NAME)	(NAME)	
631 E. Trinity Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Hood, Married and Conoly Brown, Married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jake Douglas Cauley, HEREINAFTER CALLED THE GRANTEE(S), 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. 37 on the Map of Section One (1), Joywood Heights, as shown by plat of record in Plat Book 1130, Page 91, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Subject to all matters of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 4071, page 82, Book 4125, page 509, Book 8420, page 684, Register's Office for said County.

Being the same property conveyed to David Hood and Conoly M. Brown by deed from Homesite Properties, LLC of record in Instrument No. 200210090123460, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Conoly Brown and Conoly M. Brown being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 631 E. Trinity Lane, Nashville, TN 37207
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 22nd day of March, 2006. CB DH

David Hood

Conoly Brown

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Hood and Conoly Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of March, 2006.

Commission expires:

Notary Public

Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006

File Number: 260201722

RETURN TO:
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129