WARRANTY DEED

SHANNON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 21 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Nancy B. Beauchamp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Beauchamp	**SAME**	**116-3-B-100CO**
(NAME)	(NAME)	
4505 Harding Pike #100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **Scott Reeves Caden and Jessica Leigh Fry, nka Jessica Leigh Caden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Beauchamp**, 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 Unit No. 100 of Royal Oaks Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description together with an undivided interest in common elements as shown on said plan. Subject to the provisions of the Master Deed of record in Book 5282, page 972, et seq, said Register's Office, to which reference is hereby made for more complete details. Said Unit is known as Apartment No. 100.

Being the same property conveyed to Scott Reeves Caden and Jessica Leigh Fry by deed dated December 4, 2006 from Scott Reeves Caden of record in Instrument No. 20061205-0149980, said Register's Office. Also being the same property conveyed to Scott Reeves Caden by deed dated October 17, 2006 from Valerie Dawn Russell Caden, conveying any and all of her marital rights in subject property of record in Instrument No. 20061205-0149978, said Register's Office. Also being the same property conveyed to Scott R. Caden by deed dated April 25, 2006 from James W. Caden of record in Instrument No. 20060427-0048334, said Register's Office. The said Jessica Leigh Fry is now known as Jessica Leigh Caden.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4505 Harding Pike #100, Nashville, TN 37215**

(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.

Witness our hands this 31st day of May, 2007.

Scott Reeves Caden
Scott Reeves Caden

Jessica Caden
Jessica Leigh Caden

Davidson County DEEDWARR
Recvd: 06/05/07 08:37 2 pgs
Fees:13.00 Taxes:925.00

20070605-0066557

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Reeves Caden and Jessica Leigh Caden, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF MAY, 2007.

Commission expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public