WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/14/07 10:46 2 pgs
Fees:13.00 Taxes:693.75

20070614-0071290

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. McCauley	Aimee N. McCauley	083-10-0 196.00
(NAME)	(NAME)	
1604 Woodland Street	1604 Woodland Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Earl R. Beaudry Jr., unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. McCauley, unmarried, and Aimee N. McCauley, unmarried, and Jacob H. Gordon, unmarried,** 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: **as joint tenants with rights of survivorship

Being Lot No. 3 on the Plan of Lindsley Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Earl R. Beaudry, Jr. by Quitclaim Deed dated 5/7/2007 from Jonna Beaudry, of record in Instrument Number 20070508-0055419, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Earl R. Beaudry, Jr. and wife, Jonna Beaudry by Quitclaim Deed dated 5/11/2004 from James C. Rippy, Sr., and wife, Linda Rippy, of record in Instrument Number 20040518-0058288, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to James C. Rippy, Sr., and wife, Linda Rippy by Warranty Deed dated 12/21/1989 from Harold Douglas Rippy and wife, Joan Marie Rippy of record in Book 8013, Page 433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1604 Woodland Street, Nashville, TN 37206

(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 8th day of June, 2007.

Earl R. Beaudry Jr.

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 Earl R. Beaudry Jr. the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2007.

Commission expires: 01/24/09



Dana Delworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216