WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 08:43 2 pgs
Fees:13.00 Taxes:888.00

20080331-0031527

State of Tennessee
County of Davidson

Box 14-A
File #21270-1

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 28th day of March, 2008.

Jenna Williams
Notary Public

My commission expires: 10/17/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicholas Cado **Rosalind Cado**	**"New Owners"**	**160-15-0-A-053co**
240 Hearthstone Manor Lane		
Brentwood, TN 37027		

FOR AND IN 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,

James R. Green and wife, Barbara A. Green

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Cado and wife, Rosalind Cado

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 Unit No. 53 on the Plan of Hearthstone Manor, Phase 4, a Planned Unit Development, as of record in Book 6250, Page 990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James R. Green and wife, Barbara A. Green, by Warranty Deed from Elmer C. Wood and wife, Veona T. Wood, of record in Book 11334, Page 498, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Hearthstone Manor, of record in Book 6424, Page 839, and as amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, and as re-recorded in Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149 and as amended and restated in Instrument No. 20060510-0054690, said Register's Office; Amended and Restated By-Laws of record in Book 7403, Page 568, said Register's Office; Restrictive Covenants of record in Book 5409, Page 485, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (X) unimproved (___) property, known as: **240 Hearthstone Manor Lane, Brentwood, TN 37027**

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 **28th** day of **March, 2008.**

James R. Green

Barbara A. Green

Barbara A. Green

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 **James R. Green and wife, Barbara A. Green,** 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 **28th** day of **March, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY TENN.