WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Conley Jr.	Taylor Bean Whitaker	135110C08300CO
(NAME)	(NAME)	
209 Nashboro Greens Court	1417 North Magnolia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Ocala Fl 34475	
(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, Jacob Lee McCauley and wife, Glendia E. McCauley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Conley Jr., 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:

Being Unit No. 240, inclusive, Horizontal Property Regime Private Element Plat on the Plan of Nashboro Village-Tract 18, Phase Two, as of record in Plat Book 9700, Page 968 and amended by Instrument No. 20010423-0039877, 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 Jacob Lee McCauley and wife, Glendia E. McCauley, by Warranty Deed dated November 14,2002 from Westminster Homes of TN, Inc., of record in Instrument No. 20021120-0143993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 209 Nashboro Greens Court, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 02/23/09 11:20 2 pgs
Fees:13.00 Taxes:481.00
20090223-0015498

Witness our hands this 13th day of February, 2009.

Jacob Lee McCauley

Glendia E. McCauley

STATE OF FLORIDA

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Lee McCauley and Glendia E. McCauley, 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 Miami, Florida, this the 13th day of February, 2009.

Commission expires: 01-23-2013

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Irina Martinez
Commission # DD850361
Expires: JAN. 23, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

After Recording
Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067