WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory L. and Elizabeth H. Cashion	SAME	Map 130-11
(NAME) 908 Briarwood Crest	(NAME)	Parcel 46
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS)	
(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, **CLYDE COLE, EXECUTOR OF THE ESTATE OF EDNA MAE WELCH RICHARDSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY L. CASHION AND WIFE, ELIZABETH H. CASHION**, 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by W. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard (a/k/a Lynnwood Boulevard) at the corner of Lots No. 15 and 16, said point being 300 feet south of the southerly margin of an unnamed street; thence with said Boulevard, southwardly 100 feet to the corner of Lots No. 16 and 17; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, northwardly 100 feet to the corner of Lots No. 15 and 16, thence with the line between said two lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Robert H. Richardson by deed from P. M. Chaffin and wife, Ruby Chaffin, of record in Book 1758, page 419, said Register's Office. Robert H. Richardson died December 9, 1995. Edna Welch Richardson is the devisee under the Will of Robert H. Richardson probated in Docket No. 96P84, Probate Court Clerk's Office for Davidson County, Tennessee. Edna Welch Richardson (A/K/A Edna Mae Welch Richardson) died November 5, 2008. Clyde Cole was appointed to be the Executor of the Estate of Edna Mae Welch Richardson pursuant to her Will in Docket No. 08P-1817, Probate Court Clerk's Office for Davidson County, Tennessee with power to sell real estate without the joinder of any beneficiary.

This conveyance is subject to (a) 2009 real property taxes; (b) utilities easement across the rear of this property; and (c) restrictive covenants of record in Book 1336, page 320, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 812 Lynnwood Boulevard, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090047107 DEEDWARR
Recvd: 07/14/09 09:20 2 pgs
Fees:13.00 Taxes:1350.50

20090714-0065596

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 my hand this 13th day of July, 2009.

Clyde M. Cole, Executor of
Clyde Cole, Executor

The Estate of Edna W. Richardson

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 Clyde Cole, as Executor of the Estate of Edna Mae Welch Richardson , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2009.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public