WARRANTY DEED

ET-10-1641

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 09-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anthony J. Caduff	New Owner (NAME)	
4932 Alexis Drive	same (ADDRESS)	173-4-A-180.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN J. ORTH AND WIFE, LORI ORTH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY J. CADUFF AND MICHELLE L. CADUFF, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 180, OAK HIGHLANDS, PHASE I Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 431-435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen J. Orth, an unmarried man, by Warranty Deed from Linda F. Paschall, an unmarried woman, and Rose A. Frye, an unmarried woman, recorded on the 13th day of January 2004, in Instrument No. 20040113-0005466, in the Register's Office of Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7350, Page 24 re-recorded in Book 7367, Page 587 as amended in Book 8765, Page 77, and Instrument Nos. 20000428-0042354, 20020725-0089130 and 20020725-0089131, Register's Office of Davidson County, Tennessee.

Subject to Terms and provisions of by-Laws recorded in Book 7367, Page 615 and Book 8765, Page 90; and to Charter of Homeowners Association recorded in Book 7337, Page 529, Book 8765, Page 100 and Instrument No. 20070807-0093758, Register's Office of Davidson County, Tennessee.

Subject to Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20001002-0097139; to Stormwater Detention Agreement recorded in Book 7189, Page 379; and to Conveyance to Homeowners Association recorded in Book 7473, Page 697, all in the Register's Office of Davidson County, Tennessee.

Subject to any and all easements, conditions, or restrictions of record.

Lori Orth, spouse of Stephen J. Orth, joins in this conveyance to relinquish any rights she may have in and to said property; marital or otherwise.

BILL GARRETT, Davidson County
Trans:T20100020484 DEEDWARR
Recvd: 04/07/10 14:28 2 pgs
Fees:13.00 Taxes:714.10

20100407-0026214

unimproved ( )
This is improved (X) property, known as 4932 Alexis Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of March, 2010.

Stephen J. Orth by Lori Orth attorney in fact
Stephen J. Orth

Lori Orth
Lori Orth

STATE OF Tennessee

COUNTY OF Wilson

On this the 24th day of March 2010, before me personally appeared Stephen J. Orth and Lori Orth to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 24th day of March 2010.

Beverly J. Heatherly
Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of March 2010, before me, the undersigned notary public, personally appeared Lori Orth, known to me personally to be the person who executed the foregoing instrument on behalf of Stephen J. Orth, and who acknowledged that she executed the same as the free act and deed of the said Stephen J. Orth, by virtue of that Power of Attorney duly executed by the said Stephen J. Orth, appearing of record at Instrument No. 20100407-0026213, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of March 2010.

Beverly J. Heatherly
Notary Public

My comm exp: 09/17/11

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.