Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0161

BILL GARRETT, Davidson County
Trans:T20100021967 DEEDWARR
Recvd: 04/13/10 15:50 2 pgs
Fees:13.00 Taxes:1110.00
20100413-0027950

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 300,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE6th day of April, 2010

Notary Public
Commission Expires: 2-2012

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Jennifer Leigh House
2616 Woodlawn Drive
Nashville, TN 37212

SEND TAX BILLS TO:
Jennifer Leigh House
2616 Woodlawn Drive
Nashville, TN 37212

MAP & PARCEL
104-15-0-369.00

WARRANTY DEED

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, I/WE, **Rickey E. Cavender** *married, **and Terry L. Cavender**, unmarried HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Leigh House, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 66 2/3 feet of the southerly half of Lot No. 22 on the map of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 22 fronts 22 2/3 feet on the northerly side of Woodlawn Dirve, formerly Belair Avenue, and runs back between parallel lines, 192 feet, more or less, to the southerly line of the R. m. Heriges property.

Being the same property conveyed to Rickey E. Cavender and Terry L. Cavender, by Warranty Deed, dated September 11, 2008, from Heirs at Law of Dorothy E. Cavender, deceased, of record in Instrument No. 20080916-0094468, in the Register's Office for Davidson County, Tennessee, September 16, 2008.

Being the same property conveyed to Dorothy E. Cavender by Quitclaim Deed from Houston E. Cavender, dated September 17, 1980, and recorded September 17, 1980, in Book 5652, page 390, in the Register's

Subject property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as comtempemplated by T.C.A. 260-2-307, or similar statute.

Office for Davidson County, Tennessee. The said Dorothy E. Cavender having since died intestate, subject property vesing in the Heirs at Law of Dorothy E. Cavender.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2616 Woodlawn Drive Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 6th **day of** April **, 2010.**

Rickey E. Cavender

Terry L. Cavender

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rickey E Cavender Terry L Cavender, 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 Davidson Co, Tennessee this 6th day of April, 2010.

Notary Public

Commission Expires: 2-20-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY