WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2010 Notary Public MY COMMISSION EXPIRES: 7/3/12 (AFFIX SEAL)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Christopher Larkin	Fifth Third Mortgage Company	155-16-39.00
(NAME)	(NAME)	
5035 Cambron Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jeffrey S. Cabbage married, and Micheal D. Cabbage**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Christopher Larkin**, unmarriedhereinafter 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:

BILL GARRETT, Davidson County
Trans:T20100070725 DEEDWARR
Recvd: 11/08/10 11:02 2 pgs
Fees:13.00 Taxes:625.30
20101108-0089360

Land in Davidson County, Tennessee, being Lot 24, SECTION TWO, PASQUO PARK, as shown on plat of record in Plat Book 3600, Page 77, 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 Jeffery S. Cabbage a seventy percent undivided interest and Michael D. Cabbage a thirty percent undivided interest, both married by Warranty Deed from Phyllis A. Cabbage, married, recorded on the 28th day of November, 2000 in Instrument No. 20001128-0116718, in the Register's Office of Davidson County, Tennessee.

Lori A. Cabbage, spouse of Jeffrey S. Cabbage, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

Lori H. Cabbage, spouse of Michael D. Cabbage, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5035 Cambron Drive, Nashville, TN 37221 aka 5074 Kittrell Road, Nashville, TN 37221

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, has 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 October, 2010

Lori A. Cabbage by Jeffrey S. Cabbage her Attorney in Fact

Jeffrey S. Cabbage

Lori H. Cabbage by Jeffrey S. Cabbage her Attorney in Fact

Micheal D. Cabbage by Jeffrey S. Cabbage his Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeffrey S. Cabbage** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **October, 2010**

Notary Public

My commission expires: 7-3-12
STATE OF Tennessee
COUNTY OF Davidson

*20101108-0089359

On this the 28th day of October, 2010, before me personally appeared Jeffrey S. Cabbage, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael D. Cabbage, and who acknowledged that he executed the same as the free act and deed of the said Michael D. Cabbage, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. *_____, said Register's Office..

Witness my hand and official seal this 28th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 7-3-12

STATE OF Tennessee
COUNTY OF Davidson

*20101108-0089358

On this the 28th day of October, 2010, before me personally appeared Jeffrey S. Cabbage, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lori H. Cabbage, and who acknowledged that she executed the same as the free act and deed of the said Lori H. Cabbage, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. *_____, said Register's Office..

Witness my hand and official seal this 28th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 7-3-12

STATE OF Tennessee
COUNTY OF Davidson

*20101108-0089358

On this the 28th day of October, 2010, before me personally appeared Jeffrey S. Cabbage, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lori A. Cabbage, and who acknowledged that she executed the same as the free act and deed of the said Lori A. Cabbage, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. *_____, said Register's Office..

Witness my hand and official seal this 28th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
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