(1)

BILL GARRETT, Davidson County
Trans:T20100073453 DEEDWARR
Recvd: 11/19/10 10:10 2 pgs
Fees:13.00 Taxes:1073.00
20101119-0092629

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

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
Robert R. Morse and Cynthia J. Morse	FIFTH THIRD MORTGAGE CO	180040B13000CO
(NAME)	(NAME)	
3529 Fairmeadows Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Scott Reeves Caden and Jessica Leigh Caden**, formerly Jessica Leigh Fry, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert R. Morse and Cynthia J. Morse**, husband and wife, 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 Lot No. 89, Brookview Forest Subdivision, Phase 4, as shown on plat of record in Plat shown in Instrument No. 20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Scott Reeves Caden, unmarried and Jessica Leigh Fry, unmarried by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated July 5, 2007 and recorded in Instrument No. 20070709-0081369, in the Register's Office of Davidson County. Jessica Leigh Fry having since married now known as Jessica Leigh Caden.

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 3529 Fairmeadows Drive, Nashville, TN 37211

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.

SVP

Witness our hands this 16th day of November, 2010.

Scott Reeves Caden

Jessica Caden

Scott Reeves Caden

Jessica Leigh Caden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Scott Reeves Caden and Jessica Leigh Fry**, 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 16th day of November 2010.

Notary Public

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

My commission expires: _____