(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
~~Brentwood, TN 37027~~
615-377-3319

BILL GARRETT, Davidson County
Trans:T20110008570 DEEDWARR
Recvd: 02/09/11 15:10 2 pgs
Fees:13.00 Taxes:443.63
20110209-0011517

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Ashley S. Heath
Affiant

Subscribed and sworn to before me, this 7th day of February, 2011

Notary Public

My ~~Commission Expires~~ MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T HOUCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Reed & Scott M. Cavanaugh	New Owner	163050A03100CO
5170 Hickory Hollow Pkwy # 825	5510 Country Dr. #97	
Antioch, TN 37013	Nashville, TN 37211	

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 ACKNOWLEDGE, WE,

Jason A. Eustice , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Reed and Scott M. Cavanaugh, wife, and husband

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 Davidson County, Tennessee, being Lot 31, PLAN OF HICKORY HOLLOW TOWNHOMES (MILL PARK), PHASE 1, as shown on plat of record in Plat Book 9700, Page 686, 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 Jason A. Eustice, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, recorded on the 20th day of May, 1999 in Book 11486, Page 211, in the Register's Office of Davidson County, Tennessee. This property was never the principle residence of the spouse of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 9700, Page 686, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5170 Hickory Hollow Pkwy # 825, Antioch, TN 37013.

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 in 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/our hand(s) this 7th day of February, 2011.

Jason A. Eustice

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Jason A. Eustice , the within named Grantors, 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, at office, this 7th day of February, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013