THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020155**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2011. Notary Public My Commission Expires: January 23, 2012

SHERI PROW PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/08/11 09:16 3 pgs
Fees:18.00 Taxes:1036.00
20110308-0018261

WARRANTY DEED

Address New Owner: Lauren E. Cadd 3707 Westbrook Ave Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Cartus Home Loans 1 Mortgage Way Mount Laurel, NJ 08054	Tax Information: Tax Parcel ID No. 10405022900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Ward, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren E. Cadd, an unmarried woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet front 60 feet rear of Lot No. 479 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for said County. Said part of Lot No. 479 fronts 50 feet on the Southerly side of Westbrook Avenue and extends back 102 feet, more or less, on the Easterly line and 90 feet on the Westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to John P. Ward, unmarried by Warranty Deed from Gregory Brian Smith Jackson, unmarried, recorded on the 18th day of September, 2000 in Instrument No. 20000918-0092710, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S, DIVISION "C", as recorded in Plat Book 421, Page(s) 31.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20030206-0016555.

This is improved property located at 3707 Westbrook Ave Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2011.

John P. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Ward, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

