Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110030201 DEEDWARR
Recvd: 05/20/11 12:43 2 pgs
Fees:13.00 Taxes:499.50
20110520-0038840

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **May, 2011**

Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

MARY JOE HARRIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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
Joseph D. Cadden and Corrie Rose Cadden	First Community Mtg	072-10-0-35.00
(NAME) 1309 Litton Avnue	(NAME) 275 Robert Rose Dr	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Murfreesboro TN 37129	
(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, **Phillip Wright**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph D. Cadden and Corrie Rose Cadden**, 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:

and wife

The westerly ½ of Lot Number 21, on the map of Keller's Subdivision, according to the map or plat thereof as recorded in Book 421, page 86, of the Public Records of Davidson County, Tennessee.

Said part of Lot No. 21 fronts 50 feet on the northerly side of Litton Avenue and extends back 252.75 feet on the westerly line and 254 feet, more or less on the easterly line, to a rear line measuring 50 feet.

Being the same property conveyed to Phillip Wright by Special Warranty Deed from Deutsche Bank National Trust Company, As Trustee for Long Beach Mortgage Loan Trust 2006-1 dated December 1, 2010 and recorded in Instrument No. 20101207-0097447, in the Register's Office of Davidson County, Tennessee.

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 1309 Litton Avnue, Nashville, TN 37216

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 ____**11th** day of **MayMay, 2011. 2011**

_____ _____
Phillip Wright

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Phillip Wright**, 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 ____**11th** day of May, 2011. **2011**

_____
Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON