File No. 110394

WARRANTY DEED

DEBORAH A. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110062839 DEEDWARR
Recvd: 10/07/11 15:12 2 pgs
Fees:13.00 Taxes:423.65
20111007-0078317

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick D. Cawthon	Pinnacle National Bank	042 16 0A 003.00 CO
(NAME)	(NAME)	
405 Hickory Chase Drive	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(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, WE, Vinicius Santos, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick D. Cawthon and wife, Shenika R. Cawthon, 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. 3 on the Final Plat of Hickory Chase, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Vinicius Santos, unmarried, by deed from Stanley A. Davis and wife, Tara Davis, dated November 14, 2006 and recorded on November 27, 2006 in Instrument No. 20061127-0145931, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9683, page 193 and amended in Book 10279, page 741, said Register's Office.

Charter of Hickory Chase Homeowners Association, Inc. of record in Book 10264, page 975, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 405 Hickory Chase Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

File No. 110394
Witness my hand this _____ day of September, 2011.

Vinicius Santos

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vinicius Santos, the bargainor(s), 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 and official seal this 27 day of September, 2011.
Commission expires: Sep 20 2012

Notary Public



Rebecca L. Brown
Notary Public, State of Ohio
My Commission Expires 09-20-2012