Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20110065249 DEEDWARR
Recvd: 10/19/11 09:09 2 pgs
Fees:13.00 Taxes:451.40
20111019-0081192

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2011
Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. ADAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON 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 |
|---|---|---|
| Jeffrey Cason | PrimeLending, A PlainsCapital Company | 052130B30900 |
| (NAME) | (NAME) | |
| 1221 Alandee Street | 18111 Preston Road #900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Dallas, TX, 75252 | |
| (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, **Daniel Quarrick and wife, Tara Quarrick F/K/A Tara N. Keiser**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Cason**, unmarried 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 39 on the Plan of RIVER GLEN, Phase 3, Section 3, of record in Instrument Number 20020917-0113232, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tara N. Keiser, unmarried, by Warranty Deed from NVR Inc., a Virginia Corporation T/A Fox Ridge Homes dated October 24, 2003 and filed of record on November 5, 2003 in Instrument Number 20031105-0162590, 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 1221 Alandee Street, Nashville, TN 37214

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 **7th** day of **October, 2011**

Daniel Quarrick

Tara Quarrick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Daniel Quarrick and Tara Quarrick**, 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 **7th** day of **October, 2011**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015