WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120091351 DEEDWARR
Recvd: 11/30/12 14:07 2 pgs
Fees:13.00 Taxes:286.75
20121130-0110091

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony J. Caduff	New Owner	09615005400
(NAME)	(NAME)	
4932 Alexis Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Nancy A. Abel, unmarried, formerly known as Nancy Ann Johnson Choate**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anthony J. Caduff and Michele Caduff, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 51, on the plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property vested in Nancy Ann Johnson Choate by Divorce Decree from Willie Edward Choate, dated 11/04/1975 and filed for record on 05/16/1991 in Book 8353, Page 325, Register's Office for Davidson County, Tennessee. The said Nancy Ann Johnson Choate having since married and now known as Nancy A. Abel.

All matters as set forth per Plat Book 3600, Page 42, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3105 Boulder Park Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 26th day of November, 2012.

Nancy A. Abel

Nancy A. Abel

State of Tennessee
County of Wilson

Personally appeared before me Nancy A. Abel, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of November, 2012.

Lissa Groom

Notary Public
My Commission Expires: 9·12·2016

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122