BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120097782 DEEDWARR
Recvd: 12/21/12 11:33 3 pgs
Fees:18.00 Taxes:1294.63
20121221-0117860

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Brent Morris	NEW OWNER	13103016500
(NAME)	(NAME)	
1720 Warfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(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, we, **Zachary Weldon Caro and Phillip Maxwell Caro**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Brent Morris,** [illegible], 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, State of Tennessee, being Lot No. 17 on the Map of Neil Hunt's Subdivision, of record in Plat Book 974, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David A. Caro and wife, Susan Caro by Deed from Frances L. Eckhardt, an unmarried person, dated 04/25/1990 and filed for record on 04/26/1990 in Book 8096, Page 563, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Caro by Deed from Susan W. Caro, dated 06/28/2005 and filed for record on 07/05/2005 in Instrument 200507050077080, Register's Office for Davidson County, Tennessee.

The said David Alan Caro died intestate on 8/2/2006, leaving Zachary Weldon Caro and Phillip Maxwell Caro as his sole heirs at law as evidenced by Docket 06P1325, Clerk's Office for Probate Court for Davidson County, TN.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 974, Page 19, said Register's Office.

Restrictions of record in Book 1129, Page 321, as amended of record in Book 6104, Page 64, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 4211, Page 154, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1720 Warfield Drive, Nashville, TN 37215-3529
(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 our hands this 20 day of December, 2012

Zachary Weldon Caro

Phillip Maxwell Caro
By: Zachary Weldon Caro
Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Weldon Caro, with whom I am personally acquainted, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2012.

Notary Public
My Commission Expires:
9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachary Weldon Caro, with whom I am personally acquainted and who proved himself to be the attorney in fact of Phillip Maxwell Caro and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027