WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130037942 DEEDWARR
Recvd: 05/07/13 10:16 2 pgs
Fees: 13.00 Taxes: 462.50
20130507-0045908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013 (AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore T. McCarley, III and Deborah E. McCarley	Regions Bank d/b/a Regions Mortgage	10302012900
(NAME)	(NAME)	
104 Oceola Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Toni C. Saunders, individual and David C. Caudill, individual, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore T. McCarley, III and Deborah E. McCarley, 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. 2 on the unrecorded Map of T.O. Brady's Subdivision of the northeast part of Lot No. 23 of the C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, and described according to a copy of a survey thereof by John M. Sullivan, County Surveyor, June, 1946, as follows:

BEGINNING at a point in the easterly margin of Oceola Avenue at the corner of Lots 1 and 2, said point being 874.5 feet south of the south margin of Bargie Street; thence south 5' east 60 feet to the corner of Lots 2 and 3; thence with the line between said lots, south 79 ¼ west 201 feet to the east margin of Oceola Avenue; thence with the margin of the same north 5' west 60 feet to the point of beginning.

Being the same property conveyed to Gordon C. Caudill and wife, Lola P. Caudill by Deed from Pembroke M. Berry & wife, Clara P. Berry of record in Book 2592, Page 160, Register's Office for Davidson County, Tennessee. Gordon C. Caudill predeceased Lola P. Caudill. Lola E. Caudill died testate and by Article II of her Last Will and Testament of record in 11P697, Probate Clerks Office for Davidson County, Tennessee, devised property to Toni C. Saunders and David C. Caudill.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 104 Oceola Avenue, Nashville, TN 37209

(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.

Witness our hands this 3rd day of May, 2013.

David Caudill, Individual

Toni Saunders, Individual

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 Toni C. Saunders and David C. Caudill, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of May 2013.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public