Davidson County	DEEDWARR
Recvd: 03/21/14 16:08	3 pgs
Fees:18.00 Taxes:22.20	
20140321-0023635	

WARRANTY DEED

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2014

, Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Maute	OWNER	064-09-0-007.00
(NAME)	(NAME)	
432 Hadley's Bend Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret W. Cayce,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor Maute,** 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 No. 28 and 29 on the Plan of Block A Hulm Farm and known as Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Margaret W. Cayce by deed being recorded in Book 10125, Page 137, said Register's Office.

This instrument is executed on behalf of Margaret W. Cayce by Harriet P. Turner as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20140321-0023634**, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 102 Broadway, Old Hickory, TN 37138
(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 my/our hands this 21st day of March, 2014.

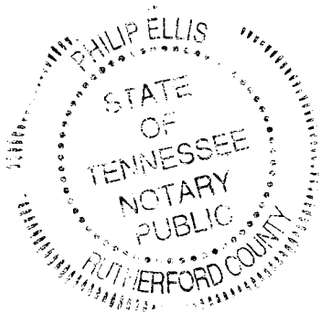
Margaret W. Cayce By Harriet P. Turner, Attorney-in-Fact
Margaret W. Cayce
By: Harriet P. Turner, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 21st day of March, 2014 before me personally appeared Harriet P. Turner, the person who executed the foregoing instrument on behalf of Margaret W. Cayce, and acknowledged that she executed the same as the free act and deed of the said Margaret W. Cayce, through Power of Attorney granted her by the said Margaret W. Cayce.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

File No.: 20116



True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to ~~law~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)