WARRANTY DEED 19963

BILL GARRETT, Davidson County
Trans:T20140040281 DEEDWARR
Recvd: 06/09/14 09:51 2 pgs
Fees:13.00 Taxes:444.00
20140609-0049765

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 29, 2014~~ 2-12-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tadd F. King	Highlands Residential Mort. LTD	**109-05-0-D 009.00 CO**
(NAME)	(NAME)	
1529 Lincoya Bay Drive	12001 North Central Expressway #760	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75243	
(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, Sarah V. Cason, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tadd F. King,* 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:

(2) * married

A Certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit: Land in Davidson County, Tennessee, being Unit No. 1529 in the Cottages at Williams Bend, A private Element Horizontal Property Regime, Located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, A Horizontal Property Regime with private elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of the cottages at Williams Bend, A private element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" of the supplementary declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sarah V. Cason by deed of record in Instrument 20071210-0142592, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sarah V. Cason by Elizabeth Rhea Cason as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20140609-0049764 **, 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 **1529 Lincoya Bay 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 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 hand(s)** this **29th day of May, 2014**.

Sarah V. Cason by Elizabeth Rhea Cason Attorney-in-fact

Sarah V. Cason by Elizabeth Rhea Cason, Attorney-In-Fact

State of Tennessee County of Rutherford

On this 29rd day of May, 2014 before me personally appeared Elizabeth Rhea Cason, the person who executed the foregoing instrument on behalf of Sarah V. Cason, and acknowledged that she executed the same as the free act and deed of the said Sarah V. Cason, through Power of Attorney granted her by the said Sarah V. Cason.

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission Expires:5/23/16

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122