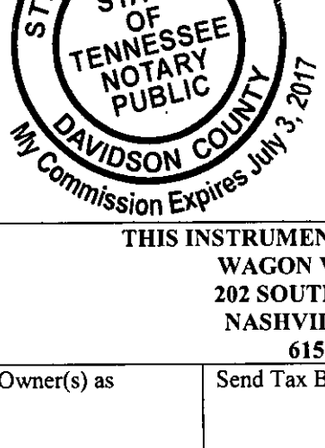
BILL GARRETT, Davidson County
Trans:T20140047006 DEEDWARR
Recvd: 07/01/14 16:03 2 pgs
Fees:13.00 Taxes:1249.49
20140701-0057932

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,700.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey B. Cashman Christine T. Cashman	SunTrust Mortgage, Inc.	
5208 Indiana Ave.	901 Semmes Avenue	091-11-396.00
Nashville, TN 37209	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURYL PATE CHALFIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY B. CASHMAN AND CHRISTINE T. CASHMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1115, Block 160 on the No.1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Eric Chappell, unmarried man by Warranty Deed from Steven B. Akers and wife, Kimberly A. Akers, of record at Instrument No. 20070423-0047920, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 23, 2007; and

Being part of the same property conveyed to Lauryl Hanna Pate, unmarried by Warranty Deed from Eric Chappell, married, of record at Instrument No. 20130530-0054676, Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on May 30, 2013; and

Being the same property conveyed to Lauryl Pate Chalfin, unmarried by Quitclaim Deed from Lauryl Pate Chalfin fka Lauryl Hanna Pate, unmarried of record at Instrument No. 20130920-0099457, Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 20, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5208 Indiana Ave., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2014.

Lauryl Pate Chalfin

Lauryl Pate Chalfin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauryl Pate Chalfin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public