RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11269

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tobias C. Cahoon & Malissa A. Cahoon
8180 Middlewick Lane
Nolensville, TN 37135
SEND TAX BILLS TO:
FirstBank
3500 Blue Lake Dr., Ste 325
Birmingham, AL 35243

Davidson County DEEDWARR
Recvd: 07/17/14 09:04 3 pgs
Fees:18.00 Taxes:1322.75
20140717-0063114

WARRANTY DEED

(Map 186-04-0A, Parcel 116.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GLENN MIZELL and wife, AMY MIZELL**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TOBIAS C. CAHOON and MALISSA A. CAHOON, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 309, Final Plat, Burkitt Place, Phase 2B, according to plat and survey of same appearing of record in Instrument No. 20070222-0021966, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Glenn Mizell and Amy Mizell, by Warranty Deed from Celebration Homes, LLC, dated February 11, 2009, of record in Instrument No. 20090217-0013304, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20070222-0021966; to Restrictive Covenants of record in Instrument No. 20060306-0025388 and No. 20070202-0014304; to Assignment of Developer's Rights of record in Instrument No. 20120106-0001500; to Easement and Contribution Agreement of record in Instrument No. 20050816-0096915; to Easement Agreement of record in Instrument No. 20060317-0030915; to PUD Boundary Plat of record in Instrument No. 20050920-0113225; to Right of Way Easement of record in Instrument No, 20061109-0139669; to Sanitary Sewer and/or Storm Drainage, Water Main, Pumps & Appurtenances Easement of record in Book 3678, page 723; to Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273; to Per plat this lot lies within Davidson County, Tennessee and also a portion of said lot lies within Williamson County, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8180 Middlewick Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 11th day of July, 2014.

Glenn Mizell
GLENN MIZELL

Amy Mizell, by Glenn Mizell Atty-IN-FACT
AMY MIZELL
BY: GLENN MIZELL, HER ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Mizell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Amy Mizell, and acknowledged that he executed the same as the free act and deed of the said Glenn Mizell for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20140717-0063113, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 11th day of July, 2014.

Notary Public
My Commission Expires: AUGUST 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $357,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenn Mizell
Affiant

Subscribed and sworn to before me this 11th day of July, 2014.

Notary Public
My commission expires: AUGUST 16, 2014
File No. 20140377

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kristi Minton, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/18/17