BILL GARRETT, Davidson County
Trans:T20140058461 DEEDWARR
Recvd: 08/11/14 09:00 2 pgs
Fees:13.00 Taxes:1139.23
20140811-0071914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,900.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-19-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin D. Cahill and Christine T. Cahill, husband and wife	Farmington Mortgage,a division of CapStar Bank (NAME)	09112001200
4414 Illinois Avenue (ADDRESS)	2002 Richard Jones Road, Ste. 300A (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Chance Alford, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin D. Cahill and Christine T. Cahill, husband and wife , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 55 1/2 FEET OF LOTS NOS. 121, 123, 125, 127, 129 AND 131 OF BLOCK 66, PLAN NO. I, WEST NASHVILLE OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE.

SAID PART OF LOTS NOS. 121, 123, 125, 127, 129 AND 131 FRONT 55.5 FEET MORE OR LESS ON THE NORTHERLY SIDE OF ILLINOIS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FE

BEING THE SAME PROPERTY CONVEYED TO WILLIAM CHANCE ALFORD, AN UNMARRIED MAN, BY DEED FROM TONI J. ROTHFUSS, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20120612-0051188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 4414 Illinois 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 my/our hand(s) this 8th day of August, 2014.

WARRANTY DEED
(Continued)

William Chance Alford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Chance Alford, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204