STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this 15th day of August, 2014.

Notary Public

My commission expires: January 11, 2017

(Notary Stamp)

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140061592 DEEDWARR
Recvd: 08/20/14 11:45 2 pgs
Fees:13.00 Taxes:499.50
20140820-0075802

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Cade, Jr. **Alice Cade**	**New Owner**	**Map/Parcel: 150-14-0-A-089.00CO**
4148 Pleasant Colony Drive		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Rodney Hall and wife, Lasheryl Hall

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Cade, aka James Cade Jr. and Alice Cade, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 706 on the Plan of Revision of Lots 705 & 706 Calumet-Phase Seven, of record in Plat Book 9700, Page 866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Hall and wife, Lasheryl Hall, by Warranty Deed, from James T. McLean, Sr., dated September 24, 1999, of record in Book 11692, Page 495, Register's Office for Davidson County, Tennessee. Re-recorded of record in Instrument No. 19991214-0302923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 866, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10848, Page 873 and Book 7566, Page 664, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7797, Page 469, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10835, Page 421, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 11356, Page 218, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 7797, Page 500, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 540, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 11356, Page 224, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (____) property known as **4148 Pleasant Colony Drive, Antioch, TN 37013.**

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 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 except as 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 15th day of August, 2014.

X _____
Rodney Hall

X _____
Lasheryl Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rodney Hall and wife, Lasheryl Hall , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

_____
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140382SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027