THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BILL GARRETT, Davidson County
Trans:T20140072884 DEEDWARR
Recvd: 09/29/14 11:48 4 pgs
Fees:23.00 Taxes:351.50
20140929-0089415

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Lynn H. Cawthorne 4064 Twin Oaks Lane Can Ridge, TN 37013	Same	15001024000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Affiant

Sworn and subscribed before me, this 29th day of September, 2014.

MEGAN RELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: November 6, 2017

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James E. Cawthorne, Jr. and wife, Barbara J. Cawthorne hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto Lynn H. Cawthorne, hereinafter referred to as "Grantee," his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follow, to-wit:

See Attached Exhibit A.

This is improved property known as 421 Clearwater Drive, Nashville, Tennessee 37217.

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, his heirs, successors and assigns forever, and

we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, excepted as set forth below.

This conveyance is made subject to the following:

A. Taxes for the year 2014 which the Grantee assumes and agrees to pay.

B. Restrictive Covenants of record in Book 4468, page 565 of the Register's Office for Davidson County, Tennessee.

C. A portion of the property lies within the 500 year flood plain.

D. A portion of the property lies within the 100 year flood plain.

E. The Plan of record in Book 4175, page 157 in the Register's Office of Davidson County shows an Owner's Certificate, a 30 foot minimum building set back line from Clearwater Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southwest front corner of said lot.

F. A Mortgage Loan Inspection by Kohl & Company dated June 25, 1993 shows that a fence for lot 767 encroaches by approximately 1.5 feet on the southwestern boundary and that the garage encroaches on the 20 foot public utility and drainage easement at the rear of the property. The flood zones shown on this Mortgage Loan Inspection are no longer accurate as the areas in the 100 year and 500 year flood plains have increased.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title of said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 29th day of September, 2014.

James E. Cawthorne, Jr.

Barbara J. Cawthorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Megan Reff, a Notary Public in and for said County and state, the within named James E. Cawthorne, Jr. and Barbara J. Cawthorne the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 2014.

Megan Reff
Notary Public

Commission Expires: November 6, 2017

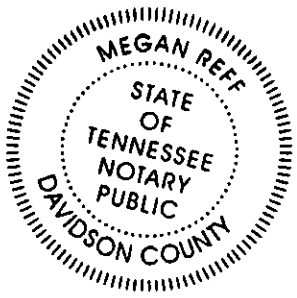


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 768 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. Cawthorne, Jr. And Wife Karen B. Cawthorne by deed from Mark Allen Linton and Wife, Lucile W. Linton of record in Book 5393, Page 865, and conveyed to James E. Cawthorne, Jr., by Quitclaim Deed from Karen B. Cawthrone of record in Book 8586, Page 804, Register's Office for Davidson County.

Also, being the same property conveyed to Warren Smith, trustee by Quitclaim Deed from James E. Cawthorne, Jr. and then reconveyed by Warren Smith in the same Quitclaim Deed to James E. Cawthorne, Jr. and wife, Barbara J. Cawthorne. The stated purpose of this Quitclaim Deed was to vest title to the property in James E. Cawthorne, Jr. ~~And~~ and Barbara J. Cawthorne as tenants by the entirety. The Quitclaim Deed is of record in Book 9023, Page 942, Register's Office for Davidson County.