(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093041 DEEDWARR
Recvd: 12/12/14 10:27 2 pgs
Fees:13.00 Taxes:111.00
20141212-0113846

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Under Dawg Construction, Inc.	Under Dawg Construction, Inc.	13609004700
(NAME)	(NAME)	
11381 Potts Hollow Drive	11381 Potts Hollow Drive	
(ADDRESS)	(ADDRESS)	
Lyles, TN 37098	Lyles, TN 37098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141948

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Avalene E. Cass, Laura Cass George and Connie Cass O'Connell**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Under Dawg Construction, Inc., a Tennessee Corporation**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 64 on the plan of Bayview, Section One, a plat of which appears of record in Book 9700, Page 330, in the Register's office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod in the south right-of-way line of Harbor Lights Drive at a common corner with Cass; thence with Cass South 02 degrees 05 minutes 44 seconds West, 147.58 feet to an iron rod; thence North 72 degrees 35 minutes 10 seconds West, 95.58 feet to an iron rod in the west property line of Lot 20; thence with Lot 20 North 23 degrees 32 minutes 05 seconds East 24.11 feet to concrete monument at a corner common with Lot 21; thence with Lot 21 North 10 degrees 30 minutes 08 seconds East, 106.68 feet to an iron rod in the south right-of-way line of Harbor Lights Drive; thence with Harbor Lights Drive, with a curve to the left, the central angle of which is 07 degrees 18 minutes 24 seconds, the radius of which is 533.67 feet, the chord of which is South 83 degrees 09 minutes 04 seconds East, 68.01 feet, an arc length of 68.06 feet to the point of beginning, containing 10,869 square feet (0.250 acres more or less), according to the survey of Cherry Land Surveying, 700 Craighead Street, Nashville, Tennessee 37204, dated May 5, 1994.

Being the same property conveyed to Avalene E. Cass, Laura Cass and Connie Cass, by deed from Bayview Venture, a Tennessee joint venture, dated May 23, 1996 and of record in Book 10085, Page 584, in the Register's Office of Davidson County, Tennessee.

Laura Cass is now known as Laura Cass George. Connie Cass is now known as Connie Cass O'Connell.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 10323, Page 55, as amended in Book 11271, page 163, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☒

This is improved ☐ property, known as 2809 Harbor Lights Drive, Nashville, TN 37217

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 5th day of December, 2014.

Connie Cass O' Connell
by Avalene E. Cass, Attorney in Fact

Connie Cass O'Connell
by Avalene E. Cass, Attorney in Fact

Avalene E. Cass
Avalene E. Cass

Laura Cass George
by Avalene E. Cass, Attorney in Fact
Laura Cass George
by Avalene E. Cass, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Avalene E. Cass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2014.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 5th day of December, 2014, before me personally appeared Avalene E. Cass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Laura Cass George, and who acknowledged that she executed the same as the free act and deed of Laura Cass George.

Witness my hand and official seal at Hendersonville, Tennessee.

Connie L. Timbs
Notary Public

My Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 5th day of December, 2014, before me personally appeared Avalene E. Cass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Connie Cass O'Connell, and who acknowledged that she executed the same as the free act and deed of Connie Cass O'Connell.

Witness my hand and official seal at Hendersonville, Tennessee.

Connie L. Timbs
Notary Public

My Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY