Davidson County	**DEEDWARR**
Recvd: 01/20/15 11:04	**2 pgs**
Fees:13.00 Taxes:497.28	
20150120-0005343	

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF JANUARY, 2014. Notary Public MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Autumn Nicole Caggiano	Highlands Residential Mortgage, LTD	095 05 0A 023.00
(NAME) 1809 Meadow Cliff Drive	(NAME) 12001 N. Central Expressway, Suite #750	
(ADDRESS) Nashville TN 37210	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Four Thousand Four Hundred And No/100 Dollars ($134,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Businda, Married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Autumn Nicole Caggiano**, hereinafter called the Grantees, their heirs 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. 23, on the plan of Belle Acres – Section One, as shown on plat of record in Plan Book 5200, Page 144, as corrected in Book 5412, Page 771, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William D. Coffee, Jr. by Final Decree Confirming Sale from Cristi Scott, Clerk and Master dated February 3, 2012 and recorded February 29, 2012 in Instrument No. 20120229-0017472 in the said Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Kenneth Businda, Married by Warranty Deed from William D. Coffee Jr., Unmarried dated January 31, 2014 and recorded February 5, 2014 as Instrument No. 20140205-0010136 in the said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-142531

unimproved ☐

This is improved ☒ property, known as 1809 Meadow Cliff Drive, Nashville, TN 37210

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, has 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 our hands this 14th day of January, 2015.

Kenneth Businda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Kenneth Businda, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of January, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018