WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2015.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Formosa, III Brooke Formosa	First Community Mortgage	Map 141-15-0-D Parcel 171-00co
729 Vauxhall Drive	257 Robert Rose	
Nashville, Tennessee 37221	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bruce T. Caine and spouse, Elaine Oakley Caine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Formosa, III and Brooke Formosa, husband and wife

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. 171, Final P.U.D. on the Plan of Phase III-D Sheffield on the Harpeth, as of record in Plat Book 7900, Page 710 and 712, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bruce T. Caine and Elaine O. Barnes, joint tenants with rights of survivorship, by Deed dated July 16, 2002 from Julie Anna Smith May, married, of record in Instrument No. 20020722-0087826, Register's Office for Davidson County, Tennessee. The said Bruce T. Caine and Elaine O. Barnes, joint tenants with rights of survivorship, having quitclaimed to Bruce T. Caine and spouse, Elaine Oakley Caine, of record in Instrument No. 20021007-0122003, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Bruce T. Caine and Elaine Oakley Caine, pursuant to a Power of Attorney executed by same on the 17th day of November,2014, of record in Instrument No. 20150219-0014560, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 710 and 712, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement granted United States of America for Transmission Lines of record in Book 4136, Page 525, said Register's Office. (3) A Declaration of Taking by the United States of America for easement and right of way of record in Book 4279, Page 731, said Register's Office. (4) Agreement for Dedication of Easement of Water Line of record in Book 5738, Page 829, said Register's Office. (5) Declaration of Covenants, Conditions and Restrictions of "Sheffield" on the Harpeth, of record in Book 6925, Page 900, Book 7145, Page 954, and amended in Book 8505, Page 598, Book 8747, Page 97, and in Book 9313, Page 806, said Register's Office. (6) By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, said Register's Office. (7) Charter of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 6939, Page 983, said Register's Office. (8) Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 8276, Page 238, said Register's Office. (9)(9) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **729 Vauxhall Drive, Nashville, Tennessee 37221**

BILL GARRETT, Davidson County
Trans:T20150012362 DEEDWARR
Recvd: 02/19/15 15:11 2 pgs
Fees:13.00 Taxes:1191.40
20150219-0014561

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, 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 day of **February, 2015.**

BRUCE T. CAINE BY [signature] ATTORNEY IN FACT

Bruce T. Caine by Thomas H. Carr, Jr., Attorney-in-Fact

ELAINE OAKLEY CAINE BY [signature] ATTORNEY IN FACT

Elaine Oakley Caine by Thomas H. Carr, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Thomas H. Carr, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Bruce T. Caine and Elaine Oakley Caine,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Bruce T. Caine and Elaine Oakley Caine,** for the purpose therein contained, by signing the name of **Bruce T. Caine and Elaine Oakley Caine,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this day of **February, 2015.**

[signature]

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____