BILL GARRETT, Davidson County
Trans: T20150015837 DEEDWARR
Recvd: 03/04/15 10:19 2 pgs
Fees: 13.00 Taxes: 314.50
20150304-0018809

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2015.

Notary Public

My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JohnP. Casper Family Limited Partnership	**NEW OWNER**	**10808022400**
1010 RACQUET CLUB DR., SUITE 103	**SAME**	
AUBURN, CA 95603		

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, WE,

MICHAEL W. WARDEN, UNMARRIED and JOY MAYHEW, UNMARRIED

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

John P. Casper Family Limited Partnership

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. 30B ON THE PLAN OF ZONE LOT DIVISION, LOTS 29, PAGE 30 OF SECTION 3 OF EAST LAKE SUBDIVISION AS OF RECORD IN BOOK 5200, PAGE 342, AS AMENDED IN BOOK 5200, PAGE 668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. WARDEN, MARRIED and JOY E. WARDEN, MARRIED, BY WARRANTY DEED FROM JASON A. DEAL AND JENNIFER DEAL, DATED 02/15/2008 AND RECORDED ON 02/19/2008 IN INSTRUMENT NUMBER 20080219-0015824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOY E. WARDEN HAVING SINCE DIVORCED IS NOW KNOW AS JOY MAYHEW.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3214 LAKEFORD DR, NASHVILLE, TN 37214.

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, have a good right to convey it and the same in 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 2nd day of March, 2015.

Michael W. Warden
MICHAEL W. WARDEN

JOY MAYHEW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL W. WARDEN and JOY MAYHEW, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY