BILL GARRETT, Davidson County
Trans:T20150041800 DEEDWARR
Recvd: 05/29/15 12:10 2 pgs
Fees:13.00 Taxes:1443.00
20150529-0049695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2015.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SAMUEL TORODE	**QUICKEN LOANS**	**08401007500**
2616 HIGHVIEW DR	**1050 WOODWARD AVE**	
NASHVILLE, TN 37206	**DETROIT, MI 48226**	

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,

STEPHANIE L. CASH, MARRIED

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

SAMUEL TORODE, AN UNMARRIED MAN

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. 25 on the Plan of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Highview Drive at the common corner of Lots 24 and 25; thence along said Drive, which at this point is a circle drive, Northeasterly 60 feet to a concrete monument; and continuing with said Drive on a radius of 25 feet, 26.9 feet to a concrete monument, and continuing with said Drive Northerly 23 feet to a corner of Lots 25 and 26; thence with the line between Lots 25, 26 and 27, Westerly 251.7 feet to the common corner of Lots 27 and 29; thence Southerly with the line between Lots 33, 34 and 25, 93.5 feet to the corner of Lots 24 and 25; thence with the line between said lots, Easterly 173.9 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE L. CASH, MARRIED, BY WARRANTY DEED FROM CAROL ROUZER AND HUSBAND, PAUL TRACEY, DATED 03/23/2001 AND RECORDED ON 04/03/2001 IN INSTRUMENT NUMBER 20010403-0031892 AND RE-RECORDED IN INSTRUMENT NUMBER 20011228-0143298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DERICK CASH JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL INTEREST HE MAY HAVE IN THE PROPERTY WHETHER MARITAL OR OTHERWISE.

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 2616 HIGHVIEW DR, NASHVILLE, TN 37206.

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 21st day of May, 2015.

STEPHANIE L. CASH

DERICK CASH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, STEPHANIE L. CASH AND DERICK CASH, 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 21st day of May, 2015.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY