WARRANTY DEED 5563

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-1414

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2015.**

Notary Public

MY COMMISSION EXPIRES: **December 16, 2018.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wahidi Construction, LLC,	**OWNER**	**119-04-0 148.00**
(NAME)	(NAME)	
713 Woodmere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **The Estate of Margaret W. Cayce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wahidi Construction, LLC, a Tennessee limited liability company**, 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:

Being Lot No. 147 on the Map of Glencliff Estates, Section Three, as of record in Book 1424, page 1, Register's Office for said County.

Said lot No. 147 fronts 100 feet on the southerly side of Lawndale Drive and runs back between lines 270.3 feet on the easterly line and 247.2 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 150.8 feet.

Being the same property conveyed to Thomas E. Cayce, Sr. and wife, Margaret W. Cayce by deed of record in Book 3574, Page 341, Register of Deeds Davidson County, Tennessee. Thomas E. Cayce, Sr., predeceased Margaret W. Cayce said property is now vested in Harriet P. Turner, Joyce Fuhrer, Catherine Cayce Birmingham, and Thomas E. Cayce, III as the Devisee of Margaret W. Cayce. Reference Davidson County Probate No. 14p1757.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **316 Lawndale 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 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 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.

BILL GARRETT, Davidson County
Trans:T20150054695 DEEDWARR
Recvd: 07/07/15 12:56 2 pgs
Fees:13.00 Taxes:277.50
20150707-0065740

Witness our hands this 30th day of June, 2015.

By: Harriet P. Turner
Harriet P. Turner

The Estate of Margaret W. Cayce

By: Harriet P. Turner, Executor
Harriet P. Turner, Executor

By: Catherine Cayce Birmingham
Catherine Cayce Birmingham

By: Joyce Fuhrer
Joyce Fuhrer

By: Thomas E. Cayce III
Thomas E. Cayce, III

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Catherine Cayce Birmingham the bargainor(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 and official seal this 25 day of June 2015.

Commission expires: 7-2-18

Kathleen Taylor Key
Notary Public

KATHLEEN TAYLOR KEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 6, 2018

State of IN County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Cayce, III the bargainor(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 and official seal this 29 day of June 2015.

Commission expires: 7-2-18

Cheri Harvieux
Notary Public

CHERI HARVIEUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Harriet P. Turner and Joyce Fuhrer the bargainor(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 and official seal this 1st day of July 2015.

Commission expires: 12/16/18

Libby Webster
Notary Public

LIBBY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harriet P. Turner with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself/herself to be the Executor of The Estate of Margaret W. Cayce, and that he/she as such Executor executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee, this 1st day of July, 2015.

Commission Expires: 12/16/18

Libby Webster
Notary Public

LIBBY WEBSTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD