BILL GARRETT, Davidson County
Trans:T20150060878 DEEDWARR
Recvd: 07/24/15 14:08 2 pgs
Fees:13.00 Taxes:743.70
20150724-0072963

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 204,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

Notary Public

My commission expires: 9/10/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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: |
|---|---|---|
| **Emmett J. Osburn, Jr.** | Emmett J. Osburn, Jr. | **173040A18000CO** |
| **4932 Alexis Drive** | 4932 Alexis Drive | |
| **Antioch, TN 37013** | Antioch, TN 37013 | |
| | | |

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,

**Anthony J. Caduff and Michelle L. Caduff, husband and wife, as joint tenants with full rights of survivorship**

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

**Emmett J. Osburn, Jr.**

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 180, oak Highlands, Phase I Planned Unit Development, as shown on plat of record in Plat Book 6900, page 431-435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony J. Caduff and Michelle L. Caduff, husband and wife, as joint tenants with full right of survivorship by Warranty Deed from Stephen J. Orth and wife, Lori Orth dated 03/24/10 and recorded on 04/07/10 in Instrument No. 20100407-0026214, said Register's Office for said county.

Michelle L. Caduff and Michele L. Caduff are one and the same person. The correct spelling is Michele L. Caduff.

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 4932 Alexis Drive, Antioch, TN 37013.

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 22nd day of July, 2015.

Anthony J. Caduff

Michele L. Caduff

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Anthony J. Caduff and Michele L. Caduff, 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 22nd day of July, 2015.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH M. MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY