BILL GARRETT, Davidson County
Trans: T20150067908 DEEDWARR
Recvd: 08/13/15 13:19 2 pgs
Fees: 13.00 Taxes: 495.80
20150813-0081244

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 134,000.00

Affiant

KAY LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this 11th day of August, 2015

Notary Public

My Commission Expires: MAY 3, 2016

My commission expires: 5/3/16

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:
Anthony Caduff **Michele Caduff**	Southern Bank of Tennessee	**07303006900**
2505 Western Hills Dr	1499 N Mt. Juliet Rd.	
Nashville, TN 37214	Mount Juliet, TN 37122	

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,

Mi-Young Lee, unmarried

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

Anthony Caduff and Michele Caduff, 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:

Being Lot No. 30 on the Plan of Sutherland Heights, Section One, as shown by plat of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to whcih plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mi-Young Lee, unmarried by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated 08/03/07 and recorded on 08/07/07 in Instrument No. 20070807-0093925, said Register's Office for said county.

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 2505 Western Hills 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 11th day of August, 2015.

Mi-Young Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mi-Young Lee, 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 11th day of August, 2015.

Notary Public

My Commission Expires: 4/5/2016

LENOR CAPRIA
Notary Public - State of New York
NO. 01CA6107478
Qualified in Suffolk County
My Commission Expires April 5, 2016