WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070257 DEEDWARR
Recvd: 08/20/15 10:28 2 pgs
Fees:13.00 Taxes:1017.50
20150820-0083969

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF ~~JUNE~~ August, 2015.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Cauthen	NEW OWNER	
(NAME)	(NAME)	
2908 Elm Hill Pike		10802006300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **TIM MENDOZA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MARK CAUTHEN,** 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 a house and lot located in the 3rd Civil District, Davidson County, Tennessee, not of record, as shown on the survey by Southern Land Surveying Company, Inc., dated July 14, 1973 as follows; Said Lot fronts Northerly margin of Elm Hill Pike and runs back between lines which measure 220 feet on the East side line, 214 feet on the West side line to a line in the rear which measures 106 feet.

Being the same property conveyed by Warranty Deed from Jack G. Hill and wife, Mae Wood Hill to Tim Mendoza, unmarried, as recorded on the 9th day of April, 2014 in Instrument No. 20140409-0029521 and Warranty Deed from James Fred Ethridge et ux Nancy M. Ethridge to Jack G. Hill et ux Mae Wood Hill, as recorded on the 23rd day of August, 1973 in Deed Book 4740, Page 150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes.

unimproved
This is improved x property, known as 2908 Elm Hill Pike, Nashville, TN 37214
(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.

Witness my hand this 4 day of June, 2015.

TIM MENDOZA

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 Tim Mendoza, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of June, 2015.

Commission expires: My Commission Expires MAR. 7, 2017

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066