WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075303 DEEDWARR
Recvd: 09/03/15 10:57 2 pgs
Fees:13.00 Taxes:642.54
20150903-0089919

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,659.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF SEPTEMBER, 2015.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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
Stephen A. Cash	SAME	
(NAME)	(NAME)	
3156 Skinner Drive		174-11-A 455 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **GERALD F. CASH AND SANDRA K. CASH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN A. CASH,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 368 on the Plan of Final Plat Cluster-Lot Subdivision Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060216-0018813, re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gerald F. Cash and Sandra K. Cash by deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20071019-0124263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Instrument Nos. 20060216-0018813 and 20060531-0063598, said Register's Office; Restrictive covenants of record in Instrument Nos. 20000905-0087103, 20010815-0088370, 20040319-0031603, 20041102-0131848, and 20100526-0040558, said Register's Office; Easements of record in Book 4428, Page 565, Book 4420, Page 36, Book 5078, Page 476, Instrument No. 20020123-0009340, and Instrument No. 20060607-0067535, said Register's Office; and Charter of record in Instrument Nos. 20010815-0088360 and 20041210-0147105, said Register's Office.

unimproved
This is improved x property, known as 3156 Skinner Drive, Antioch, TN 37013
(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 31st day of August, 2015.

GERALD F. CASH

SANDRA K. CASH

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 Gerald F. Cash and Sandra K. Cash, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2015.

Commission expires:

Notary Public

STEFAN MAZUR
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Aug. 21, 2019