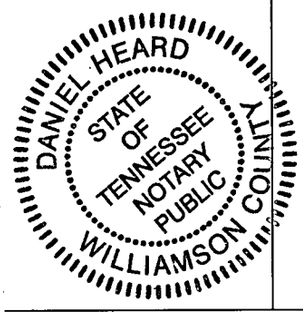
WARRANTY DEED

File #15722



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-5-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150079665 DEEDWARR
Recvd: 09/18/15 13:48 2 pgs
Fees:13.00 Taxes:1381.95

20150918-0095102

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Thigpen	New Owner	-160-04-0-036-00
(NAME)	(NAME)	
453 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372202052		
(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, **Michael J. Cassidy and wife, Susan S. Cassidy,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Thigpen and wife, Elizabeth Whittam,** 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. 1003 on the Plan of Brentwood, Section 14 of record in Plat Book 2663, Page 129, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1003 fronts 117 feet on the south side of Oakley Drive and runs back between lines 182 feet on the easterly line and 176.6 feet on the westerly line to a line on which it measures 117.3 feet.

Being the same property conveyed to Michael J. Cassidy and wife, Susan S. Cassidy by warranty deed from John Thomas Vaughan, Mary Lillian Mankin, Sudie Marie Walker and Valeria Jean Vaughan f/k/a Valeria Jean Stewart of record in Instrument No. 20040910-0109549 Register's Office for Davidson County, Tennessee, dated 09/03/2004 and recorded on 09/10/2004

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 453 Oakley Drive, Nashville, TN 372202052

(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 17th day of September, 2015.

Michael J. Cassidy

Susan S. Cassidy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael J. Cassidy and Susan S. Cassidy, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2015.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027