NEW OWNER:

Clifford W. Audretch
508 General George Patton Rd.
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0953

Map 142 Group 09-0-F Parcel 508.00CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 10/15/15 16:28 4 pgs
Fees:23.00 Taxes:851.00
20151015-0105152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ESTATE OF NANCY M. CADEN, SCOTT REEVES CADEN, AS EXECUTOR AND INDIVIDUALLY AS SOLE HEIR** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLIFFORD W. AUDRETCH** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 508, together with the Carport designated No. 508-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages, 396, et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-laws, appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Nancy Caden, single, by Warranty Deed from Haury and Smith Contractors, Inc, dated May 20, 1988, and of record in Book 7550, Page 754 and Page 755 Register's Office for Davidson County, Tennessee. Nancy Melinda Caden passed away testate on May 25, 2015. Probate for Nancy Melinda Caden was opened and the Last Will and Testament of Nancy Caden was admitted in the Probate Court for Davidson County, Tennessee on July 06, 2015, Docket No. 15P1132. Such Last Will and Testament left all real property to Scott Reeves Caden, as sole beneficiary. Scott Reeves Caden was appointed Executor and joins in this conveyance as sole beneficiary in the above referenced Will.

This is IMPROVED property known as 508 General George Patton Rd., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **October, 2015**.

Scott Reeves Caden

Scott Reeves Caden, individually as sole Heir

ESTATE OF NANCY M. CADEN

By: Scott Reeves Caden

Scott Reeves Caden, as Executor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, SCOTT REEVES CADEN, 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 on behalf of, and as Executor for, THE ESTATE OF NANCY M. CADEN, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, SCOTT REEVES CADEN, 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 office this 13th day of **October, 2015.**

NOTARY PUBLIC

My commission expires: 5-31-17

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **230,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **October, 2015.**

NOTARY PUBLIC

My commission expires: 3/6/18

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

