WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/15 08:44 2 pgs
Fees:13.00 Taxes:917.60
20151202-0121274

O-VRES-15-6141-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

ANITA L. LEACH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRN - 155593

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Daigle and Katherine Daigle	New owners	
(NAME)	(NAME)	**181-03-0A-054.00-CO**
6141 Tuckaleechee Ln	6141 Tuckaleechee Ln	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4535	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOEL MCCAULEY AND WIFE, AND REBECCA MCCAULEY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD DAIGLE AND KATHERINE DAIGLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Subdivision Plat, Section Two, Indian Creek Estates of record in Plat Book 9700, Page (s) 558 and 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel McCauley and wife, Rebecca McCauley by Warranty deed from Holly A. Davis, unmarried of record in Instrument No. 20051110-0136431 Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on November 10, 2005.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 9700, Page (s) 558 and 559, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553 and amended in Book 11708, Page 575, Supplemental in Instrument No. 20030509-0062505, Instrument No. 20050118-0006063; Instrument No. 20060523-0060562, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791; Amendment in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee.
- By-Laws in Exhibit C of Declaration of Covenants, Restrictions and Conditions of record in Book 11033, Page 509, Instrument No. 20000727-0074153 and Instrument No. 20050118-0006063, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common area of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
- Easement for Family Cemetery of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6141 Tuckaleechee Ln , Antioch, Tennessee 37013-4535**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF NOVEMBER, 2015.

Joel McCauley

Rebecca McCauley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL MCCAULEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA MCCAULEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018