BILL GARRETT, Davidson County
Trans:T20160026198 DEEDWARR
Recvd: 03/31/16 14:47 2 pgs
Fees:13.00 Taxes:710.40
20160331-0030679

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Price
761 Sweetwater Circle
Old Hickory, TN 37138-2041

SEND TAX BILL TO:
~~New Owner~~ Synovus Mortgage Corp.
2204 Lakeshore Dr, Ste 325
Birmingham, AL 35209

MAP/PARCEL 064-15-0A-047.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Paul Cairns, IV, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Price** and wife, Deborah Price, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D. of record in Plat Book 7900, Page 858, 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 Paul Cairns IV, unmarried by Warranty deed from Jack A. Baum and wife, Laura L. Baum of record in Instrument No. 20130529-0053717 Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on May 29, 2013.

This is improved property known as: **761 Sweetwater Circle, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 625, and restrictions in Book 9231, Page 719, corrected in Book 9432, page 449 and Annexation in Book 9547, page

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

904, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of March, 2016.

Paul Cairns III

Paul Cairns, IV

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (bgh)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paul Cairns, IV,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of March, 2016.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

Breeda Huntsman

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2016.

Kayla R. Anderson

NOTARY PUBLIC

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

My Commission Expires: 11-20-18