WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

R-VRES-16-5311-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#10816

THIS INSTRUMENT WAS PREPARED BY

Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

Return to

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Keith Price	Farmington Mortgage	
(NAME)	(NAME)	**09115007700**
5311 Nevada Avenue	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville tn 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL R. CAGE AND ANNA V. CAGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN KEITH PRICE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * unmarried

Beginning at the south margin of Nevada Avenue, the northwest (incorrectly shown on previous deeds as northeast) corner of Horace Berry property; thence with Horace Berry's line, south 320 feet to an iron pin, the southeast (incorrectly shown as southwest on previous deeds) corner of Horace Berry's property and the southeast corner of this tract; thence west 50 feet to an iron pin, the southwest (incorrectly shown as southeast on previous deeds) corner of this tract; thence north 320 feet to an iron pin in the margin of Nevada Avenue; thence east with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl, III, RLS Tennessee No. 100, 400 7th Avenue South, Nashville, Tennessee, 37203, dated September 29, 1994.

Being the same property conveyed to Daniel R. Cage and Anna V. Cage, husband and wife by Warranty Deed from Kyle D. Neal and Erin B. Neal, husband and wife, of record in Instrument No. 20140218-0013416, Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 18, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5311 Nevada Avenue, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20160040132 DEEDWARR
Recvd: 05/13/16 11:45 2 pgs
Fees:13.00 Taxes:1591.00
20160513-0047897

Witness my/our hand(s) this the 9th DAY OF MAY, 2016.

Daniel R. Cage by John Gleaves as Attorney in Fact

Anna V. Cage by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL R. CAGE AND ANNA V. CAGE, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL R. CAGE AND ANNA V. CAGE.

Witness my hand and official seal, this the 9th of May, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212