WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046425 DEEDWARR
Recvd: 06/02/16 10:32 2 pgs
Fees:13.00 Taxes:1211.75
20160602-0055523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Dracy L. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.18.17
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Headden Real Estate LLC	Headden Real Estate Group, LLC	
(NAME) 200 Vaughns Gap	(NAME) 152 Royal Oaks Blvd.	12907006100/
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin TN 37067	
(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, WE, **TARA E. CAVAZOS AND HUSBAND, GARY CAVAZOS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEADDEN REAL ESTATE LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 40B, RESUBDIVISION OF LOT 40 WEST MEADE FARMS, INC. SECTION I, as shown on plat of record in Instrument No. 20070302-0026024, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Tara E. Cavazos and husband, Gary Cavazos by Warranty Deed from Nicholas F. Varallo, Jr. and Frances Anne Varallo, as Tenants in Common, recorded on the 11th day of May, 2007 in Instrument No. 20070511-0056588, in the Register's Office of Davidson County, Tennessee. Tara E. Cavazos is executing this Warranty Deed on behalf of Gary Cavazos pursuant to Durable General Power of Attorney of record in Instrument No. 20130401-0031560, said Register's Office. Gary Cavazos and Gary D. cavazos are one and the same.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1424, Page(s) 47 and Instrument No. 20070302-0026024, said Register's Office; and Easement recorded in Book 2642, Pages 373 and 376, said Register's Office; Grant of Easement recorded at Instrument No. 20130401-0031558, said Register's Office.

unimproved
This is improved x property, known as 200 Vaughns Gap, Nashville, TN 37205
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 1st day of June, 2016

TARA E. CAVAZOS

GARY CAVAZOS, BY: TARA E. CAVAZOS, 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, the within named Tara Cavazos, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1 day of June, 2016.

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 7, 2017

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of June, 2016, before me personally appeared Tara E. Cavazos to me known to be the person who executed the foregoing instrument on behalf of Gary Cavazos and acknowledged that she executed the same as the free act and deed of Gary Cavazos

Witness my hand and official seal at Nashville, Tennessee this 1 day of June, 2016.

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 7, 2017

Commission expires:

Notary Public