Davidson County DEEDWARR
Recvd: 07/21/16 11:28 3 pgs
Fees:18.00 Taxes:710.40
20160721-0075121

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me this the 15th day of July, 2016.

Notary Public
My commission expires:
5-31-19

DARLENE K. SUMMERLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony Caduff 518 Stewarts Ferry Pike Nashville, TN 37214	New Owner	096-12-0-011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON B. LANCASTER AND ANGELIQUE M. LANCASTER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY CADUFF, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hickory Bend, Section 1 of record in Plat Book 330, Page 38, 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 Aaron A. Lancaster and Angelique M. Lancaster, husband and wife by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20110620-0047002 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 20, 2011.

(Value of consideration shown in aforementioned deed $69,900.000.) Being also known as 518 Stewarts Ferry Pike Nashville, Tennessee 37214.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 518 Stewarts Ferry Pike, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of July, 2016.

Aaron B. Lancaster

Angelique M. Lancaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron B. Lancaster and Angelique M. Lancaster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2016.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY