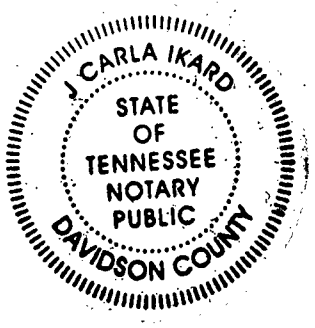
 (Notary Stamp)	STATE OF TENNESSEE : COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tandra Cadigan	**Tandra Cadigan**	**081-08-0-287.00**
4531 Camden Dr	**4531 Camden Dr**	
Corona Del Mar, CA 92625	**Corona Del Mar, CA 92625**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Molly McCluer, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tandra Cadigan, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of D.T. McGavocks Subdivision of record in Plat Book 21, Page 64, 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 Molly McCluer, a single person by Warranty deed from Kyle J. Harvey, married of record in Instrument No. 20100510-0035763 Register's Office for Davidson County, Tennessee, dated May 06, 2010 and recorded on May 10, 2010.

This is improved property known as 1813 4Th Avenue North, Nashville, TN 37208-1619.

BILL GARRETT, Davidson County
Trans: T20160065269 DEEDWARR
Recvd: 07/29/16 09:39 2 pgs
Fees: 13.00 Taxes: 1461.50
20160729-0078237

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of July, 2016.

Molly McCluer

Molly McCluer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

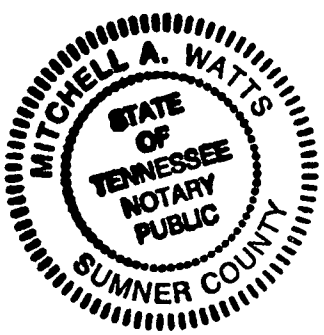
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Molly McCluer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 316223