# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160066307 DEEDWARR
Recvd: 08/02/16 10:44 2 pgs
Fees: 13.00 Taxes: 740.00
20160802-0079576

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Rachel Odom
Notary Public:

MY COMMISSION EXPIRES: 5-19-20
(AFFIX SEAL)

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Daniel Wadham | First Community Mortgage Inc | Parcel ID: |
| 312 Jayme Mika Court | 262 Robert Rose Dr. #101 | 02202003800 |
| Joelton, TN 37080 | Murfreesboro TN 37129 | |

FOR AND IN 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

**Jeffrey L. Caudill and Calisse Caudill, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Daniel Wadham and Rosseta White, both unmarried** as joint tenants with rights of survivorship to
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 39, on the Plan of Chase Point, Section Three, of record in Plat Book 9700, Page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey L. Caudill and Calisse Caudill, husband and wife, by deed from Fox Ridge Homes, Inc., of record in Book 11565, Page 391, said Register's Office, dated June 30, 1999.

This conveyance is subject to Restrictive Covenants of record in Book 9948, Page 904 amended in Book 10604, Page 147, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 625, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 312 Jayme Mika Court, Joelton, TN 37080

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.

Witness our hands this 29th day of July, 2016.

Jeffrey L. Caudill

Calisse Caudill

Calisse Caudill

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: E16-5147

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 Jeffrey L. Caudill and Calisse Caudill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.