THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17822

Davidson County DEEDWARR
Recvd: 09/06/16 12:31 3 pgs
Fees:18.00 Taxes:629.00
20160906-0093356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 ($170,000.00) DOLLARS, cash in hand paid by CHARLES CAUDILL, receipt of which is hereby acknowledged, I, LORI JACQUELINE ANDRES, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES CAUDILL, his heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, Tennessee, and being Unit No. W-7, together with the carport designated, W-7-C, on the River Plantation Condominium Apartments, Section 2, on a plat of record in Plat Book 4460, Pages 136-137, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lori Jaqueline Andres by deed from Rupasree Sen (also known as Rupasrec Sen Sluser), dated March 18, 1999 and of record in Book 11394, Page 980, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Plantation Court.
>
> This conveyance is subject to all matters shown on plat of record in Plat Book 4460, Pages 136-137, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 4661, Page 334 and Book 4691, Page 906, both in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES CAUDILL, his heirs and assigns, forever. And I do covenant with the said CHARLES CAUDILL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHARLES CAUDILL, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 31 ST day of August, 2016.

LORI JACQUELINE ANDRES

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LORI JACQUELINE ANDRES, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31 ST day of August, 2016 .

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 6-19-2017

My Commission Expires: JUNE 19, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 31 day of August, 2016.

NOTARY PUBLIC

NIRAV VANMALI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON Comm. Exp. 3-6-2018

My Commission Expires: _____

Parcel No. 142 05 0A 137.00

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. CHARLES CAUDILL
603 Plantation Ct
Nashville TN 37221

True Copy Certification

I, Dellana Lowhorn, 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 TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn 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 on:

Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018