Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088712 DEEDWARR
Recvd: 10/07/16 13:52 2 pgs
Fees: 13.00 Taxes: 3931.25
20161007-0106499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,062,500.00

Madilene Greek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-17-2017

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Caputo	New Owner	14500000200
(NAME)	(NAME)	
5742 Laura Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, ROBERT P. MAYBARD AND CHERIE MAYNARD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER CAPUTO AND JULIE RYAN CAPUTO, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the map showing a division of the Land owned by the heirs of Joshua Compton, deceased, as of record in Plat Book 843, Page 47, register's office for said county, described according to a boundary survey made by William Collier Parrish Associates Civil Engineers, February 20, 1962, revised October 4, 1963, and recorded in Plan Book 3500, Page 76, in said register's office, as follows:

Beginning in the center of a 40 foot unnamed road, at the southeast corner of the property conveyed to William S. Voorhees and wife, by deed from James Sumpter Anderson, Jr. and wife, of record in Book 3501, Page 401, said register's office, thence with said Voorhees eastern boundary line, North 00 deg. 38' West 543.60 feet to an iron stake, said Voorhees northeast corner; thence South 87 deg. 34' East 364.6 feet to an iron stake by others; thence South 1 deg. 40' West 475.62 feet to the center of said 40 foot unnamed road; thence with the center of same, South 81 deg. 19' West 348.4 feet to the beginning, containing 4.14 acres, more or less.

Being the same property conveyed to ROBERT P. MAYNARD AND WIFE, JANE MAYNARD, by deed from JAMES SUMPTER ANDERSON, JR., AND WIFE, JEAN D. ANDERSON, of record in Book 4845, Page 135, dated August 119, 1974, said Register's Office, said JANE MAYNARD having since died on or about January, 23, 2001, leaving ROBERT P. MAYNARD, AS SURVIVING TENANT BY THE ENTIRETY.

Further being the same property conveyed to ROBERT P. MAYNARD AND CHERI MAYNARD, HUSBAND AND WIFE, by quitclaim deed from ROBERT P. MAYNARD, of record in Instrument No. 20120725-0065517 dated June 13, 2012, said Register's Office.

This conveyance is subject to: 2016 property taxes which are due and payable, but not yet delinquent; all matters as shown on the map showing a division of the Land owned by the heirs of Joshua Compton, deceased, as of record in Plat Book 843, Page 47, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5742 Laura Hill Road, Nashville, TN 37215

(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.

Witness our hands this 6th day of October, 2016.

Robert P. Maynard

Cherie Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Maynard and Cherie Maynard, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:00 am, this 6th day of October, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18