BILL GARRETT, Davidson County
Trans:T20160090021 DEEDWARR
Recvd: 10/12/16 12:59 3 pgs
Fees:18.00 Taxes:972.92
20161012-0107927

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $262,950.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2016.

Notary Public

My commission expires: 9/10/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Edward James Cass	Mortgage Investors Group	141-05-0A-189.00-CO
1324 Scarcroft Ln	8320 East Walker Springs Lane Ste 200	
Nashville, TN 37221	Knoxville, TN 37923	

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,

Robert E. Davenport and Patricia G. Davenport, husband and wife

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

Edward James Cass, an unmarried man

(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. 189 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B of record in Plat at Instrument No. 20110208-0011099, 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 Robert E. Davenport and Patricia G. Davenport, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140128-0007642 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 28, 2014.

This is improved property known as **1324 Scarcroft Ln, Nashville, TN 37221**.

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: Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011099, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, as amended in Instrument No. 20090331-0028791, and Instrument No. 20101223-0102254, Charter of Avondale Park Homeowner's Association, Inc. of record in Instrument Number 20081203-0117350, Access Easement Agreement in Instrument No. 20041207-0145662, Transmission Line Easement in Instrument No. 20060110-0003857, Deed to USA in Record Book 4118, page 694 and Book 4228, page 635, Order to TVA recorded in Record Book 4273, page 280, Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Storm Water Detention Agreement in Instrument No. 20060512-0055867, Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20071002-0117293, Easement for right of way of electric power line granted Tennessee Electric Power Co. in Book 787, page 7, Subject to Landscape easement in Instrument No. 20090414-0033629, Title to that portion of said land lying in the bed or banks of the Big Harpeth River, the right of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution and the consequence of any past or future change in the location of said river, Easement in Book 5738, page 819, partial abandonment in Instrument No. 20080826-0087638, Easement for water main across the Dower Tract, part of the property, in Book 1237, page 674, Easements of record in Book 7601, page 400, Book 5738, page 832 and Book 4193, page 903, Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 11th day of October, 2016.

Robert E. Davenport

Patricia G. Davenport

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert E. Davenport and Patricia G. Davenport, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of October, 2016.

Notary Public
My Commission Expires: 10/2/17

SolomonParks File No. 7016286
557 Sam Ridley Parkway
Smyrna, TN 37167

