WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109367 DEEDWARR
Recvd: 12/13/16 11:18 2 pgs
Fees:13.00 Taxes:740.00
20161213-0130563

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of December, 2016

Notary Public
My Commission expires: 7/6/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel Green, III	Same	163-05-0-A-031.00CO
5170 Hickory Hollow Parkway Unit #825		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Reed and Scott Cavanaugh**, wife and husband, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Green, III and Cleopas Hope Beryl, joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 31, Plan of Hickory Hollow Townhomes (Mill Park), Phase 1, as shown on plat of record in Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Reed and Scott M. Cavanaugh, wife and husband, by deed from Jason E. Eustice, on February 7, 2011, of record in Instrument Number 20110209-0011517, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10719, Page 425; Book 10719, page 464, Book 11167, Page 757; Book 1167, page 759; Instrument Numbers 20110208-0011084; 20080304-0021743; 20110322-0022339; 20140717-0063137; and 20140902-0079467, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10719, Page 425, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed to Mill Park Homeowner's Association of record in Book 11221, Page 249, Register's Office for Davidson County, Tennessee.
- Hickory Hollow Townhomes Phase I, Phase Boundary Plat of record in Book 9700, Page 539, Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5170 Hickory Hollow Parkway Unit #825, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 6, 2016.

Elizabeth Reed

Scott Cavanaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Reed and Scott Cavanaugh** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 6, 2016

My commission expires 7/5/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY