BILL GARRETT, Davidson County
Trans:T20170024604 DEEDWARR
Recvd: 03/23/17 10:25 2 pgs
Fees:13.00 Taxes:628.63

20170323-0028397

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Cynthia Cashman 405 Neill Avenue Nashville, TN 37206	← Same	082-12-0-386.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Successor Trustee of The 405 Neill Avenue Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cynthia Cashman and Ray Cashman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of the resubdivision of Lots Nos. 181, 182, and part of 180, of the Neill S. Brown Subdivision, said plan of resubdivision being of record in Book 4350, page 154, Register' s Office for said County, and being described as follows:

Beginning at a concrete monument in the easterly margin of Neill Avenue, the same being the common corner of Lots Nos. 1 and 2 as shown on said plan; thence with the common boundary of Lots Nos. 1 and 2, North 82 deg. 44' East, 100.52 feet to a point; thence North 47 deg. 02' East, 58.53 feet to a point in the westerly margin of an unnamed alley; thence with said margin of said alley, South 7 deg. 16' West, 13.43 feet to a concrete monument set at the beginning of a curve to the left, or South, and in the westerly margin of said alley; thence with said curve, in a generally southerly direction 19.65 feet to a concrete monument in said margin of said alley; thence leaving said alley, South 65 deg. 14' West, 170.17 feet to a concrete monument in the easterly or northeasterly margin of Neill Avenue, at the beginning of a curve to the right, or north; thence along said curve, with the easterly margin of Neill Avenue, in a generally northerly direction, 41.38 feet to a concrete monument; thence North 7 deg. 16' East, 52.13 feet to the point of the beginning.

Being the same property conveyed to Trey Cain Trustee of The 405 Neill Avenue Trust by Warrnaty Deed from Jacquee Alintah and Barbara Brunley and Joy Gillespie and Willie Parham Jr. and Robert Parham dated January 20, 2017 of record as Instrument No. 20170206-0012218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILLIE B. PARHAM AND WIFE, BARBARA T. PARHAM, by deed from FRANK L. CHEATHAM AND WIFE, MARY R. CHEATHAM, of record in Book 4774, page 756, dated December 14, 1973, said Register's Office.
The said Willie B. Parham having since died on or about September 20, 2012 leaving Barbara T. Parham surviving tenant by the entirety.
The said Barbara T. Parham having since died intestate on or about February 20, 2013

leaving JACQUEE ALINTAH, BARBARA BURNLEY, JOY GILLESPIE, WILLIE PARHAM JR. AND ROBERT PARHAM HER ONLY HEIRS AT LAW. For further reference see Affidavits of Heirship of record in Instrument No. 20170206-0012216 and Instrument No. 20170206-0012217, Register's Office for Davdison County, Tennessee.

Being also known as 405 Neill Avenue, Nashville, Tennesssee 37206.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 405 Neill Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 14th day of March, 2017.

The 405 Neill Avenue Trust

By: _____
Amanda Dean

Its: Successor Trustee

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 **Amanda Dean, Successor Trustee of The 405 Neill Avenue Trust,** the bargainor(s), 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 Brentwood, Tennessee, this the 14th day of March, 2017.

_____
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017035111