Davidson County	DEEDWARR
Recvd: 05/02/17 11:23	3 pgs
Fees:18.00 Taxes:555.00	
20170502-0043051	

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public

My commission expires: Sept. 20, 2020

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kenneth Caudill and Rita Caudill	Nations Lending Corporation	**149-02-0B-053.00-CO**
720 Knightsbridge Way	4 Summit Park Dr Ste 200	
Antioch, TN 37013	Independence, OH 44131	

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,

Jonathan Del Chavez,, Jr., unmarried

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

Kenneth Caudill and Rita Caudill, husband and wife

(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. 142 on the Plan of Final P.U.D. Plan of Phase II, Piccadilly Square, of record in Plat Book 6250, Page (s) 92, 93 and 94, 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 Jonathan Del Chavez, Jr., a single man, by Warranty Deed from Mark S. Hamilton, of record in Instrument No. 20120206-0010332, Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 06, 2012.

This is improved property known as **720 Knightsbridge Way, Antioch, TN 37013.**

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: all matters shown on the Plan of record in Plat Book 6250, Page (s) 92, 93 and 94, Restrictions of record in Book 6236, Page 683, and as amended by Book 6295, Page 572, Book 6295, Page 580, Book 6295, page 588, Book 6300, page 431, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, page 409, rerecorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, page 107, Book 6496, Page 114, Book 6518, page 184, Book 6518, page 190 & Book 6830, Page 739, Charter of record in Book 7288, Page 963, Restrictions of record as Instrument Number 20120206-0010332, Register's Office for Davidson County, Tennessee, rights of others in and to the common areas and/or elements and 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 28th day of April, 2017.

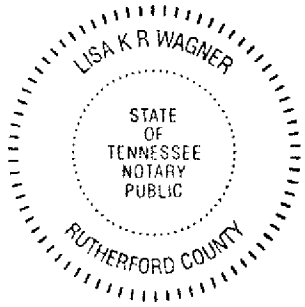
Jonathan Del Chavez,, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jonathan Del Chavez,, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 28th day of April, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020



SolomonParks File No. 7017067
557 Sam Ridley Pkwy
Smyrna, TN 37167

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

