Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Bill Garrett Davidson County
Batch# 393 DEEDWARR
09/12/2017 01:10:47 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00 C

20170912-0093335

WARRANTY DEED

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON GO WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017.

NOTARY PUBLIC

My commission expires: 1/8/19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail Hale 405 Neill Avenue Nashville, TN 37206	FirstBank 318 Seaboard Ln., Ste. 205 Franklin, TN 37067	082 12 0 386.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAY CASHMAN AND WIFE, CYNTHIA CASHMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ABIGAIL HALE, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Cashman and Ray Cashman, by Warranty Deed from Amanda Dean, Successor Trustee of The 405 Neill Avenue Trust, dated 3/14/2017, recorded 3/23/2017, of record in Instrument #20170323-0028397, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Willie B. Parham and wife, Barbara T. Parham by deed dated 12/14/1973, of record in Book 4774, pge 756. The said Willie B. Parham having died on 9/20/2012, leaving Barbara T. Parham as surviving tenant by the entirey. Barbara T. Parham having died intestate on 2/20/2013, leaving Jacquee Alintah, Barbara Burnley, Joy Gillespie, Willie Parham, Jr. and Robert Parham as heirs-at-law; Affidavits of Heirship of record in Instrument #20170206-0012216 and #20170206-0012217 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Trey Cain, Trustee of The 405 Neill Avenue Trust by deed from

Jacquee Alintah, Barbara Burnley, Joy Gillespie, Willie Parham, Jr. and Robert Parham, heirs-at-law

The address of the herein described property is believed to be 405 Neill Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of September, 2017.

RAY CASHMAN

CYNTHIA CASHMAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, a Notary Public, Ray Cashman and Cynthia Cashman, 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 seal, this the 1st day of September, 2017.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public

Printed Notary Name: CLARISSA BLAKE

My commission expires: 1/8/19