WARRANTY DEED

Bill Garrett Davidson County
Batch# 20020 **DEEDWARR**
11/01/2017 10:56:36 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20171101-0111907

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/27/21

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Caudel	David Caudel	12811001400
(NAME)	(NAME)	
9300 Baytowne Wharf Blvd., Unit 435	9300 Baytowne Wharf Blvd., Unit 435	
(ADDRESS)	(ADDRESS)	
Miramar Beach, FL 32550	Miramar Beach, FL 32550	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Henry Detgen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Caudel,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for said County.

Being the same property conveyed to Henry Detgen by deed dated July 10, 2004 from David M. Owsiany, unmarried of record in Instrument No. 20040621-0073287, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 552 Holt Valley Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

RETURN TO:
SMART TITLE & ESCROW
256 SEABOARD LANE

Witness my/our hands this 29th day of September, 2017.

Henry Detgen

State of Tennessee
County of Davidson

On this 29th day of September, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Henry Detgen, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 29th day of September, 2017.

Notary Public
My Commission Expires: 11/5/18

File No.: 17-Caudel

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.