THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To** **First Title & Escrow Co., Inc.** **FTEC File No. 34095-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,970.00. Affiant Subscribed and sworn to before me this 22nd day of February, 2018. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Marshall Caudill, Janelle Caudill 4533 Hawthorn Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 062 02 0 B 236 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle S. Ashton**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marshall Caudill and Janelle Caudill,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4533 Hawthorn Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 62283 DEEDWARR
02/26/2018 09:42:16 AM 3 pgs
Fees: $18.00 Taxes: $1,058.09

20180226-0017650

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of February, 2018.

Michelle S. Ashton

STATE OF NC

COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle S. Ashton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of February, 2018.

Notary Public

My Commission Expires: 05.15.2018

ROCKY HORNADAY NOTARY PUBLIC UNION COUNTY, NC My Comm. Expires May 15, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Abbington Park, Phase One, Section Five, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michelle S. Ashton, unmarried by deed dated July 26, 2006 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060731-0092028, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 062 02 0 B 236 00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20010402-0031520 and Instrument No. 20000720-0071648, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Abbington Park of record in Instrument No. 20030213-0020075, supplemented in Instrument No. 20060202-0012846, amended in Instrument No. 20161027-01137378 and Instrument No. 20170124-0007830, Register's Office for Davidson County, Tennessee.
4. By-Laws of Abbington Park Homeowners Association, Inc., of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Abbington Park Homeowners Association, Inc. of record in Instrument No. 20060202-0012845, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee.
7. Easement for flowage of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.
8. Easement for 20 foot right of way of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20030109-0004246 and Instrument No. 20030508-0061633, Register's Office for Davidson County, Tennessee.
11. Reservation of sewer taps of record in Book 8377, page 820, Register's Office for Davidson County, Tennessee.
12. Easement for Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, Register's Office for Davidson County, Tennessee.