(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1545

Karen Johnson Davidson County
Batch# 336703 DEEDWARR
12/31/2019 09:30:52 AM 2 pgs
Fees: $13.00 Taxes: $1,121.10
20191231-0134843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Lance, married man, and Dennis Campbell, married man, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cassie M. Cauley and Nicholaus W. Cauley, wife and husband**, hereinafter called the **Grantee**, Grantee's 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. 22 on the Plan of Section Two, Ranchwood Estates of record in Plat Book 3600, Page 67, 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 Thomas A. Cantrell and Beverly S. Cantrell, husband and wife by Warranty deed from Tammie F. Reddy, unmarried of record in Book 10957, page 209, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 02, 1998.

Being the same property conveyed to Tyler Lance and Dennis Campbell, as tenants in common by Warranty deed from Thomas A. Cantrell and Beverly S. Cantrell, husband and wife of record in Instrument No. 20190724-0072784 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 24, 2019. The subject property has not been the residence of the Grantors or Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 115 Connor Drive, Goodlettsville, TN 37072

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of December, 2019.

Tyler Lance

Dennis Campbell

State of Tennessee)
County of Davidson)

On this 20th day of December, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Lance and Dennis Campbell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 303,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of December, 2019.

Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Cassie M. Cauley 115 Connor Drive Goodlettsville, TN 37072	Shelter Lending Services, LLC P. O. Box 740039 Cincinnati, OH 45274-0039	025-12-0-082.00