WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Joseph A. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARK A. ELLMORE, JR.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Caldwell	Countrywide Home Loans, Inc.	172-12B-284
(NAME) 2517 Call Hill Road	(NAME) P OBox 7137	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alison A. Williams and husband Jeremy Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Caldwell and wife, Charlene S. Caldwell, 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. 162 on the Plan of Bradford Hills, Section Twelve, a Planned Unit Development, as of record in Book 7900, Page 581, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alison A. Williams by Warranty Deed and Irrevocable Durable Power of Attorney from Stephen J. Guion and wife, Melissa P. Guion, of record in Instrument No. 20010320-0026603, Register's Office for Davidson County, Tennessee.

Jeremy Williams, spouse of Alison A. Williams, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2517 Call Hill Road, Nashville, TN 37211
(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.

Witness my hand this 25th day of September, 2002.

Alison A. Williams by Adam Watts attorney in fact

Jeremy Williams by Adam Watts attorney-in-fact

Davidson County DEEDWARR
Recvd: 09/30/02 11:16 2pgs
Fees:13.00 Taxes:569.80

20020930-0118468

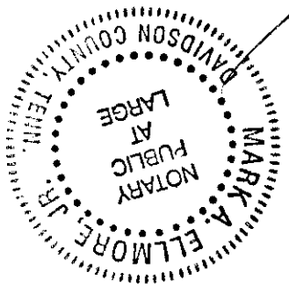
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of September, 2002, before me, Mark A. Ellmore, Jr. the undersigned office, personally appeared Adam Helton, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Alison A. Williams and husband, Jeremy Williams, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2002.

Commission expires: January 25, 2003



Mark A. Ellmore, Jr. Notary Public