Davidson County DEEDWARR
Recvd: 01/14/03 10:10 2pgs
Fees:13.00 Taxes:577.20

20030114-0005673

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of January, 2003.

Notary Public

My Commission Expires: 11.2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua D. Doyle and Jennifer L. Doyle
2545 Treetop Drive
Nashville, Tennessee 37013

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
Map 149-6, Parcel 110

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Bradley Caldwell and wife, Angela Lynn Caldwell** hereinafter referred to as Grantors, hereby transfers and conveys to **Joshua D. Doyle and wife, Jennifer L. Doyle** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 18, on the Plan of Oakwood Subdivision Phase Five, P.U.D., of record in Plat Book 7900, Page 400, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Bradley Caldwell and wife, Angela Lynn Caldwell by deed from Gerald Stephen Stipanuk and wife, Kellie Ann Stipanuk of record in Book 11218, Page 641, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 400, Register's Office for Davidson County, Tennessee.

Joint Agreement for Dedication of Easement of record in Book 9266, Page 600, said Register's Office.

Restrictive Covenants of record in Book 5612, Page 255, said Register's Office.

Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7981, Page 478, as corrected in Book 8313, Page 17 and in Book 9237, Page 1, and as amended in Book 8038, Page 838, Book 9781, Page 987 and in Book 10650, Page 785, Register's Office for Davidson County, Tennessee.

By-laws of record in Book 7981, Page 519, said Register's Office.

Charter of Oakwood Homeowners Association, of record in Book 7954, Page 508, as corrected in Book 8013, Page 624, said Register's Office.

Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 2545 Treetop Drive, Nashville, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of January, 2003.

Robert Bradley Caldwell

Robert Bradley Caldwell

Angela Lynn Caldwell

Angela Lynn Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Bradley Caldwell and wife, and Angela Lynn Caldwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of January, 2003.

Notary Public

My Commission Expires: 11-27-05