WARRANTY DEED

FILE BOX 19B
03-8-022-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of August, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MITCHEL W. TIDWELL AND LATRICIA B. TIDWELL	PULTE MORTGAGE, LLC	90-08-0
(NAME) 557 Annex Avenue	(NAME) 7475 South Joliet Street	178.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CALEDONIAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MITCHEL W. TIDWELL AND WIFE, LATRICIA B. TIDWELL**, hereinafter called the Grantee(s), 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. 35, on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CALEDONIAN PROPERTIES, LLC, by Special Warranty Deed from Bank One, National Association, as Trustee, of record in Instrument No. 20030110-004727, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 09/02/03 09:38 2pgs
Fees:13.00 Taxes:455.84
20030902-0126345

BEING unimproved ☐
Improved ☒ property known as: 557 Annex Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hand s, this 27th day of August, 2003.

CALEDONIAN PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jacquie M. Jenkins, Secretary

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **JACQUIE M. JENKINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the SECRETARY of **CALEDONIAN PROPERTIES, LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.