WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/04 11:54 2pgs
Fees:13.00 Taxes:434.75

20040123-0009178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-12-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Craig W. Carlson	CitiMortgage, Inc.	86-4-27
(NAME)	(NAME)	
1644 Rachels Retreat Circle	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	O'Fallon, MO 63304	86-4-27
(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, Carl H. Caldwell and wife, Bobbie Jo Caldwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig W. Carlson, unmarried, 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:

Being Lot No. 177, Phase I on the Plan of Rachel's Retreat, as of record in Plat Book 5200, Page 516, 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 Carl H. Caldwell and wife, Bobbi Jo Caldwell by deed from Leslie Wayne Gregory and wife, Leigh Anne Gregory of record in Book 9728, Page 204, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1644 Rachels Retreat Circle, Hermitage, TN 37076

(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 our hands this 15th day of January, 2004.

Carl H. Caldwell by Bobbie Jo Caldwell his Attorney in Fact

his attorney in fact

Bobbie Jo Caldwell

Bobbie Jo Caldwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2004.

Commission expires:



Shelly Abell
My Commission Expires
March 25, 2006

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Bobbi Jo Caldwell, with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named, Carl H. Caldwell, and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2004.

My Commission Expires:



Shelly Abell
My Commission Expires
March 25, 2006

Notary Public

PLEASE RETURN TO:
EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122