WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/04 08:57 2 pgs
Fees:13.00 Taxes:825.10

20040413-0041207

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 2.8.07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — CARLTON R. BILLARD — RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin H. Caldwell	Century 21 (R) Mortgage (SM)	117-04-0-147
(NAME) 2710 Hawthorne Place	(NAME) P.O. Box 5954	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Springfield Ohio 45501-5954	
(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, Claudia S. Edwards and husband, Clark B. Hinrichs , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin H. Caldwell and Wife, Karen E. 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. 6, Block E on the Plan of Belmont Terrace Annex No. 3 of record in Book 1130, Page 24, said Register's Office. Said Lot No. 6, Block E, which is a corner lot, fronts 50.6 feet on the easterly margin of Hawthorne Place and fronts 139.5 feet on the northerly margin of Wildwood Avenue, said frontages being joined by a curve having a length of 31.9 feet, and extends back 160 feet on the northerly line and 71.3 feet on the westerly margin of an alley on the easterly line to a point of intersection.

Being the same property conveyed to Claudia S. Edwards, unmarried by Warranty Deed dated November 30, 1998 from Ann M. Kring, unmarried of record in Book 11231, Page 977, Register's Office for Davidson County, Tennessee.

Clark B. Hinrichs joins in the execution of this instrument in order to waive and convey any interest he may have in subject property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2710 Hawthorne Place, Nashville, TN 37212

(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/our hand(s) this 8th day of April, 2004.

Claudia S. Edwards

Clark B. Hinrichs

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 Claudia S. Edwards and husband, Clark B. Hinrichs the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/8/2004

My Commission Expires:_____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number2403464

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027