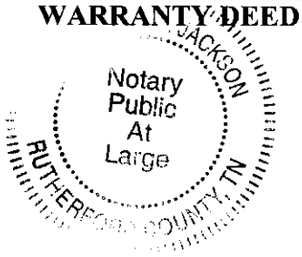
File No. 250200306

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: Aug. 10, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/05 11:09 2 pgs
Fees:13.00 Taxes:388.50

20050301-0022328

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Elaine Allen	Susan Elaine Allen	
(NAME) 1233 Jacksons Hill Road	(NAME)	MAP/PARCEL 86-7-85
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Aaron T. Caldwell, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Elaine Allen, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108 on the Plan of JACKSON'S RETREAT, PHASE 2, as of record in Plat Book 5200, Page 673, 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 Aaron T. Caldwell, an unmarried person by deed from MARK S. BARNARD AND WIFE, KIMBERLY A. BARNARD of record in Deed Book 10834, page 869 AND FILED FOR RECORD ON MARCH 12, 1998, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5745, Page 283, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5676, Page 67 and Book 5741, page 360, Register's Office of said County.

By-Laws as shown of record in Deed Book 5745, Page 294, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 ☐

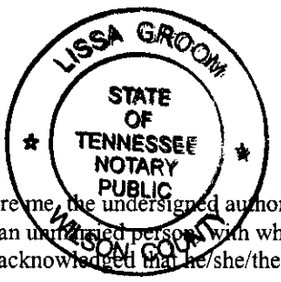
This is improved ☒ property, known as 1233 Jacksons Hill Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her/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, his/her/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 25th day of February, 2005.

Aaron T. Caldwell

STATE OF TENNESSEE
COUNTY OF WILSON



Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aaron T. Caldwell, an unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WILSON COUNTY, Tennessee, this 2/25/2005.

My Commission Expires: 12-3008

Notary Public

File Number: 250200306

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122