STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 06/13/05 14:59 2 pgs
Fees:13.00 Taxes:795.50

20050613-0067464

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Caroline E. Smith	SAME	118-13-0
1022 Caldwell Lane		GROUP
Nashville, Tennessee 37204		PARCEL 252.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Two Hundred Fifteen Thousand Dollars and Zero Cents ($215,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jonathan L. Tucker and wife, Laura B. Tucker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Caroline E Smith, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 5-B on the Plan of Zone Lot Division Lots 5 & 6, Resubdivision of Part of Lots 38 and 39 O.F. Noel's Plan of Lots called "Noelton" of record in Book 5800, page 378, as amended in Book 6250, page 186, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5-B fronts 32.40 feet on the northerly margin of Caldwell Lane and extends back 198.74 feet on the easterly line and 198.76 feet on the westerly line to a dead line in the rear measuring 32.65 feet thereon.

BEING the same property conveyed to Jonathan L. Tucker and wife, Laura B. Tucker by deed dated November 30, 2000, from Julie Bowers Hunt, unmarried, of record as Instrument No. 20001201-0188151 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1022 Caldwell Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said

Grantee 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 Grantee, his/her 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 9th day of June, 2005.

Jonathan L. Tucker

Laura B. Tucker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jonathan L. Tucker and Laura B. Tucker, 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 9th day of June, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee