File No. 80278

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/08 11:21 2 pgs
Fees:13.00 Taxes:462.50

20080505-0045924

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph W. Caldwell | GUARANTY TRUST COMPANY | 42-7-A-114.00co |
| (NAME) | (NAME) | |
| 1505 Tradition Court | P.O. BOX 1218 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | MURFREESBORO, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Joshua Andrew Roney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Caldwell and wife, Tara F. 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. 455, Heritage Square, Phase Four, Plan of record in Plat Book 6250, Page 178, Register's Office of Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Darleane M. Patterson and husband, Richard L. Patterson by Deed from Sallie Ida Scott Qualls, also being Sallie Ida Scott Qualls Murray and her husband Curtis Murray dated September 17, 2000 and recorded on November 22, 2000 in instrument No. 20001122-0115349, Register's Office for said County, and subsequently being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee's Deed dated November 17, 2007 of record in Instrument No: 20071025-0126057, Register's Office for said County and subsequently being the same property conveyed to Joshua Andrew Roney by deed from GMAC Mortgage LLC, dated November 19, 2007 and recorded on December 4, 2007 in Instrument No: 20071204-0140242, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6407, page 59, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1505 Tradition Court, Madison, TN 37115

(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.

File No. 80278
Witness my hand this 25th day of April, 2008.

Joshua Andrew Roney

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Andrew Roney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2008.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008