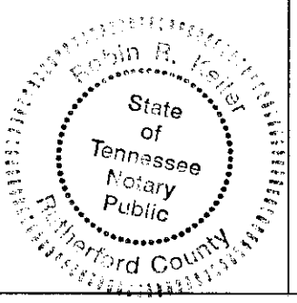
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Tyrone H. Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Robin R. Keller
Notary Public

MY COMMISSION EXPIRES: October 22, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone H. Caldwell	Guaranty Trust	150-7-358
(NAME)	(NAME)	
3204 Oakview Court	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, I, **Billie Jo Josovitz, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyrone H. Caldwell, 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. 22B, zone lot division, Lots 22 and 55, Lakeshore Woods, Section Two, as recorded in Book 5200, Page 508, as revised in Plat Book 5800, page 370, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Billie Jo Josovitz, unmarried, by Deed from the Bank of New York Mellon Trust Company, National Association fka the Bank of New York Trust Company, N.A., as successor to JP Morgan Chase N.A., dated January 7, 2009, of record in Instrument No. 20090120-0004541, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to the Bank of New York Mellon Truste Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase N.A., by Deed dated October 23, 2008, of record in Instrument No. 20081029-0108103, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 5200, page 608 as revised in Book 5800, page 370; restrictions of record in Book 6230, page 385 and Book 6234, page 140; all of record in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3204 Oakview Court, Antioch, TN 37013

(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 hand this 23rd day of October, 2009.

Billie Jo Josovitz

BILL GARRETT, Davidson County
Trans:T20090075043 DEEDWARR
Recvd: 11/03/09 14:36 2 pgs
Fees:13.00 Taxes:288.60

20091103-0101628

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Billie Jo Josovitz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 23rd day of October, 2009.

Notary Public

My Commission Expires: 10/22/12

