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#29582

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10060623

BILL GARRETT, Davidson County
Trans:T20100039603 DEEDWARR
Recvd: 06/29/10 13:32 2 pgs
Fees:13.00 Taxes:1628.00
20100629-0050751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2010.

Notary Public
My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew S. Ward & Charlotte T. Ward 919 Westview Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 13-10-97.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Noah David Harper III and Katherine Caldwell Harper,** Devisees under Last Will and Testament of Harriett Temple Caldwell ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Andrew S. Ward and Charlotte T. Ward**, husband and wife ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the revised plat of the New Golf Club Subdivision, as of record in Book 421, Page 185, Register's Office for said County. Said Lot No. 49 fronts 100 feet on the Westerly side of Highland Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed by Warranty Deed from Beverly W. Landstreet, III and wife, Nancy A. Landstreet to James E. Caldwell, III and wife, Harriett T. Caldwell as recorded on the 23rd day of September, 1957 in Deed Book 2698, Page 29, in the Register's Office of Davidson County, Tennessee.

James Erwin Caldwell III having died on July 26, 1989 in Davidson County, Tennessee.
Harriett T. Caldwell having died on July 29, 2008 in Jefferson County, Kentucky.

Noah David Harper III and Katherine Caldwell Harper having been devised said proper according to the Last Will and Testament of Harriett Temple Caldwell which was probated in the Seventh Circuit for Davidson County, Tennessee in No. 08P-1733 and filed November 5, 2008.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEW GOLF CLUB, as recorded in Plat Book 421, Page(s) 185.

Easement for Sanitary Sewer, recorded in Book 5787, Page 436.

This is improved property located at 919 Westview Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2010.

Noah David Harper, III
by Margaret C. Thomas as Attorney in Fact
Noah David Harper III
By Margaret C. Thomas as Attorney in Fact

Katherine Caldwell Harper
by Margaret C. Thomas as Attorney in Fact
Katherine Caldwell Harper
By Margaret C. Thomas as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret C. Thomas,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Noah David Harper III and Katherine Caldwell Harper,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner