File No. 210060221

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/10 11:05 3 pgs
Fees:18.00 Taxes:2220.00
20100712-0054419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Caldwell Mirna A. Caldwell	Robert F. Caldwell Mirna A.Caldwell	13003006200
(NAME) 615 Royal Oaks Place	(NAME) 615 Royal Oaks Place	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Robert B. Estes, Janet E. Clark and Michael B. Estes, Devisees under the Last Will & Testament of Lula Brockman Estes,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert F. Caldwell and wife Mirna A. Caldwell**, hereinafter called the grantee(s), 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. 1 on the Plan of RESUBDIVISION OF ROYAL OAKS, SECTION "A", as shown by plat of record in Plat Book 1424, Page 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harry B. Estes and wife, Lula B. Estes by Warranty Deed dated June 15, 1948, from Royal Oaks Land Company, a Tennessee Corporation and filed for record on June 23, 1948, in Book 1629, Page 259, Register's Office for said County. The said Lula B. Estates (aka Lula Brockman Estes) having since died on October 11, 2008 and having been predeceased by Harry B. Estes, did bequeath all rights and interests in the herein described property unto Robert B. Estes, Janet E. Clark and Michael B. Estes, as Devisees under the Last Will & Testament of Lula Brockman Estes filed for record under Docket No. 08P-1764, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 1424, Page 55, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 5787, Page 310, Register's Office for said County.

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 615 Royal Oaks Place, Nashville, TN 37205
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 our hands this 2nd day of July, 2010.

Michael B. Estes by Janet E. Clark, Attorney-in-Fact
Michael B. Estes by Janet E. Clark, Attorney-in-Fact

Robert B. Estes by Janet E. Clark, Attorney-in-Fact
Robert B. Estes by Janet E. Clark, Attorney-in-Fact

Janet E. Clark
Janet E. Clark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Janet E. Clark** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of July, 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Janet E. Clark, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book __*__, Page __*__, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of **Michael B. Estes** (herein called 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 as the free act and deed of the **Maker** on this 2nd day of July, 2010.

My Commission Expires:. June 20, 204

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Janet E. Clark, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book **, Page **, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of **Robert B. Estes** (herein called 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 as the free act and deed of the **Maker** on this 2nd day of July, 2010.

My Commission Expires:. June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210060221
RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

* **20100712-0054418**

* * **20100712-0054417**

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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