WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100074579 DEEDWARR
Recvd: 11/24/10 11:25 2 pgs
Fees:13.00 Taxes:884.30
20101124-0094185

STATE OF TENNESSEE NOTARY PUBLIC BROCK WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Wright	Churchill Mortgage Corp.	Map 104-1-C
(NAME)	(NAME)	
334 Elmington Avenue	761 Old Hickory Blvd. #400	Parcel 13 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, WE, **BENJAMIN H. CALDWELL, III AND WIFE, LAEL K. CALDWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH A. WRIGHT, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT F-13, ON THE 2ND REVISED PLAN OF ELMINGTON CONDOMINIUMS, OF RECORD IN PLAT BOOK 4660, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF ELMINGTON CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4486, PAGE 547, CORRECTED IN BOOK 4673, PAGE 102, AMENDED IN BOOK 4963, PAGE 265, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN H. CALDWELL, III AND WIFE, LAEL K. CALDWELL BY WARRANTY DEED FROM K. SLOAN SHELL, UNMARRIED, RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0153847, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 4300, page 200 and Book 4660, page 60, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4486, page 547, Book 4486, page 553, Book 4673, page 102, Book 4963, page 263, Book 4963, page 265, Book 5362, page 258 and Book 5516, page 302, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 334 Elmington Avenue, Nashville, Tennessee 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 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 our hands this 23 day of November, 2010.

Benjamin H. Caldwell, III

Lael K. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin H. Caldwell, III and Lael K. Caldwell, the bargainor, 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 23 day of November, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public