ADDRESS NEW OWNER:
William K. Caldwell

113 Rustic Court
Nashville, TN 37214

SEND TAX BILL TO:
Peoples Home Equity, Inc.
5205 Maryland Way
Brentwood, TN 37027

MAP & PARCEL NOS.:
08410001100

BILL GARRETT, Davidson County
Trans:T20120012122 DEEDWARR
Recvd: 02/17/12 15:01 2 pgs
Fees:13.00 Taxes:673.40
20120217-0014275

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William K. Caldwell, a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 146 on the Plan of Section Five, Sunny Acres, as of record in Plat Book 3300, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM is that certain property described in Warranty Deed from Gustavo C. Garcia and wife, Marsha Garcia, to Nashville and Eastern Railroad Corporation recorded on December 30, 2002, in Instrument No. 20021230-0161781, Register's Office for Davidson County, Tennessee, as by Act of Correction recorded on December 30, 2008, in Instrument No. 20081230-0123198, said Register's Office.

Being the same property conveyed to Steve R. Griffith from Gustavo C. Garcia and wife, Marsha Garcia, by Warranty Deed recorded on October 28, 2011, in Instrument No. 20111028-0084079, Register's Office for Davidson County, Tennessee.

This is property with a common address of **113 Rustic Court, Nashville, TN 37214**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years taxes; 2) The Plan of Record in Book 3300, Page 15, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3278, Page 410, said Register's office.

Property is sold "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of February, 2012.

Steve R. Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steve R. Griffith** , with whom I am personally acquainted, or who 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 office this **16th** day of **February 2012.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1201-012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $182,000.00.

Affiant

Subscribed and sworn before me this 16th day of February, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013