BILL GARRETT, Davidson County
Trans: T20120032077 DEEDWARR
Recvd: 05/02/12 11:06 2 pgs
Fees: 13.00 Taxes: 721.50
20120502-0037542

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: 7-15-15

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caldwell Mill II, L.L.C.	NEW OWNER	08313025800
(NAME)	(NAME)	
508 S. 13th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Nathan J. Yetton and wife, Joy W. Yetton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caldwell Mill II, L.L.C.**, a Delaware limited liability company, 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 Lot No. 73 in Payne Blakemore and Cumming's plan of Nashville, TN of record in Plat Book 57, page 70, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan J. Yetton and wife, Joy W. Yetton, by Warranty Deed from Dana Kevin Wright, unmarried, dated February 13, 2008 and filed on March 22, 2008 in Instrument Number 20060222-0020675, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 S. 13th Street, Nashville, TN 37206

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, has 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 **25th** day of **April, 2012**

Nathan J. Yetton

Joy W. Yetton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Nathan J. Yetton and Joy W. Yetton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **April, 2012**

Notary Public

My commission expires: 5-4-15

