WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054163 DEEDWARR
Recvd: 07/24/12 09:59 2 pgs
Fees:13.00 Taxes:388.13

20120724-0064847

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nakkia Blanchard	Owner at	042-07-0A-114.00
(NAME)	(NAME)	
1505 Tradition Court	property address	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Joseph W. Caldwell and wife, Tara F. Caldwell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nakkia S. Blanchard, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 455, on the Plan of Heritage Square, Phase Four, as shown by plat appearing of record in Plat Book 6250, Page 178, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joseph W. Caldwell and wife, Tara F. Caldwell by Warranty Deed dated April 25, 2008, from Joshua Andrew Roney and filed for record on May 5, 2008, in Instrument No. 20080505-0045924, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 178, said Register's Office; (3) Restrictive Covenants of record in Deed Book 6407, Page 59, said Register's Office; (4) Deed of Conveyance for Easement to Metro Government of Nashville as shown of record in Book 6846, Page 649, 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 1505 Tradition Court, Madison, TN 37115
(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/or 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/or 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 19th day of July, 2012.

Joseph W. Caldwell

Tara F. Caldwell

State of Tennessee
County of Sumner

Personally appeared before me Joseph W. Caldwell and Tara F. Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2012.

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066