Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-481JAH

BILL GARRETT, Davidson County
Trans:T20120057365 DEEDWARR
Recvd: 08/03/12 09:21 2 pgs
Fees:13.00 Taxes:277.50
20120803-0068849

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 day of July, 2012.

Notary Public
Commission Expiration: March 8, 2016

DAVIDSON COUNTY, TENNESSEE PRISCILLA C. URBANEX STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Berry E. Caldwell	Berry E. Caldwell	09606001200
~~2828 Blue Brick Drive~~ 3823 Lumar Lane	~~2828 Blue Brick Drive~~ 3823 Lumar Lane	
Nashville, TN 37214	Nashville, TN 37214	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joyce R. Wall, widowed

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Berry E. Caldwell and wife, Nancy M. Caldwell

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 20 on the Map of Section One, Clover Bottom Subdivision, as shown on plan of record filed in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eugene Huett and wife, Joyce R. Huett by Warranty Deed dated May 23, 1968, from Fred R. Webb and wife, Maggie H. Webb, and filed of record in Book 4237, Page 874, Register's Office for Davidson County, Tennessee. The said Eugene Huett having died October 8, 1977, leaving Joyce R. Huett as sole tenant by its entirety. By virtue of marriage, the said Joyce R. Huett now known as Joyce R. Wall. The said Ernest Everett Wall, having died January 12, 1999 leaving Joyce R. Wall, as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2828 Blue Brick Drive, Nashville, TN 37214**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this 26 day of July, 2012.

Joyce R. Wall by Mike Huett her Attorney in Fact

Joyce R. Wall by Mike Huett, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mike Huett** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Joyce R. Wall** and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No. 20120803006884 8 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 26 day of July, 2012.

Julia A. Hirt

Notary Public
My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY