BILL GARRETT, Davidson County
Trans:T20120064360 DEEDWARR
Recvd: 08/28/12 12:39 2 pgs
Fees:13.00 Taxes:425.50
20120828-0077533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-27-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THONG D LE	**NEW PENN FINANCIAL**	**052130B27800CO**
1244 ALANDEE ST	**4000 CHEMICAL ROAD, STE 200**	
NASHVILLE, TN 37214	**PLYMOUTH MEETING, PA 19462**	

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 ACKNOWLEDGE, WE,

THOMAS CALDWELL AND WIFE, LAILAH CALDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THONG D LE, SINGLE

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:

BEING LOT 24, ON THE PLAN OF RIVER GLEN, PHASE 3, SECTION 2, OF RECORD IN INSTRUMENT NO. 20020917-0113232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS CALDWELL, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES DATED 07/07/03 AND RECORDED ON 07/09/03 IN INSTRUMENT NO. 20030709-0094550, SAID REGISTER'S OFFICE FOR SAID COUNTY.

LAILAH CALDWELL HEREBY JOINS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 1244 ALANDEE ST, 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 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 in 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 my/our hand(s) this 24th day of August, 2012.

Thomas Caldwell
By: Michael Ross Davis, His Attorney in Fact
THOMAS CALDWELL
BY: MICHAEL ROSS DAVIS, HIS ATTORNEY IN FACT

Lailah Caldwell
By: Michael Ross Davis, Her Attorney in Fact
LAILAH CALDWELL
BY: MICHAEL ROSS DAVIS, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL ROSS DAVIS AS ATTORNEY IN FACT FOR THOMAS CALDWELL and LAILAH CALDWELL, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires:

