THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12102301

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00

Affiant

Subscribed and sworn to before me, this November 15th, 2012.

Notary Public
My Commission Expires: My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120088411 DEEDWARR
Recvd: 11/19/12 15:01 2 pgs
Fees:13.00 Taxes:1757.50
20121119-0106626

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Caldwell and Lauren C. Caldwell 4264 Jamesborough Place Nashville TN 37215	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	Tax Parcel ID No. 131070A02000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane Offenbach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Caldwell and Lauren C. Caldwell, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, HILLSBOROUGH PLACE, PHASE II & III, as shown on plat of record in Plat Book 5200, Page 160, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane Offenbach, unmarried by Warranty Deed from Christy L. Passmore, unmarried, recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029750, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBOROUGH PLACE, PHASE II & III, as recorded in Plat Book 5200, Page(s) 160, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5240, Page 165, Book 5292, Page 134 and Book 5332, Page 212 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial

status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Driveway, recorded in Book 6596, Page 537.

This is improved property located at 4264 Jamesborough Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th Day of November, 2012.

Jane Offenbach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane Offenbach, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2012.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013