BILL GARRETT, Davidson County
Trans:T20130013261 DEEDWARR
Recvd: 02/15/13 14:53 2 pgs
Fees:13.00 Taxes:3792.50

20130215-0015893

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,025,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2013.

Notary Public

My commission expires: 9-22-2015

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John H. Rowland **Lina A. Rowland**	SAME	**Map 116-10-0 Parcel 074-00**
224 Deer Park Circle		
Nashville, TN 37205		

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

Elizabeth Bullard Wallace Caldwell n/k/a Elizabeth Wallace Taylor , married

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

John H. Rowland and Lina A. Rowland, husband and wife

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 the southwest part of Lot No. 14, on the Plan of A. M. Bransford's Subdivision of Lot Nos. 29 to 34 inclusive and Lot No. 45 in the First Belle Meade Subdivision, of record in Book 421, Page 139, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 14 fronts 103 feet on the northerly side of Deer Park Circle and runs back between lines 179 feet 6 inches more or less on the easterly line and 186 feet more or less on the westerly line, along the line between Lots Nos. 14 and 15, to a dead line in the rear on which it measures 105 feet more or less.

Being the same property conveyed to Rogers Clark Caldwell and spouse, Elizabeth Wallace Caldwell, by Deed from William E. Norvell, II, of record in Book 8898, Page 64, Register's Office for DAVIDSON County, Tennessee and further conveyed to Rogers Clark Caldwell by Quitclaim Deed dated November 5, 1999 from Elizabeth Wallace Caldwell, of record in Book 11739, Page 616, said Register's Office. The said Rogers Clark Caldwell and Elizabeth Bullard Wallace Caldwell having since divorced by Final Decree of record in Docket No. 10D-1428 in the Eighth Circuit of said county. The said property was further conveyed to Elizabeth Bullard Wallace Caldwell by Quitclaim Deed dated June 13, 2011 from Rogers Clark Caldwell, of record in Instrument No. 20110616-0046324, Register's Office for DAVIDSON County, Tennessee. Elizabeth Bullard Wallace Caldwell is now known as Elizabeth Wallace Taylor.

The herein described property is not now nor ever has been the principal place of residence of the grantor's spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **224 Deer Park Circle, Nashville, TN 37205**

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 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 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 14th day of **February, 2013.**

Elizabeth Bullard Wallace Caldwell n/k/a Elizabeth Wallace Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Bullard Wallace Caldwell n/k/a Elizabeth Wallace Taylor,** the within named seller., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of **February, 2013.**

Notary Public

My Commission Expires: 2/24/13