Warranty Deed

Davidson County	DEEDWARR
Recvd: 06/11/13 12:35	4 pgs
Fees:23.00 Taxes:1541.05	
20130611-0059310	

Prepared by:
Wilkins & Ivey Attorneys at law
104 Woodmont blvd., suite 100
Nashville, TN 37205

When Recorded Please Return to:

Linear Title and Closing
127 John Clarke Road
Middletown, RI 02842

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52663
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jamey Kindrick Christine Kindrick 2255 Caslteman Drive Nashville, Tennessee 37215	Jamey Kindrick Christine Kindrick 2255 Casleman Drive Nashville, Tennessee

TAX MAP-PARCEL NUMBERS: 13101010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$416,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Caldwell and Leslie Severns ,joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamey Kindrick and spouse, Christine Kindrick** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the map of R.N. Stammer's of record in Book 1424, page 23, Register's Office for said County.

Said Lot No. 60 fronts 130.00 feet on the southerly margin of Castleman Drive and extends back 196.00 feet on the westerly line and 225.00 feet on the easterly line to a dead line in the rear, measuring 133.20 feet thereon.

Being the same property conveyed to Clark McKay Calvert and wife, Leslie Ann Calvert by Warranty Deed from Cummings Properties, LLC, a Tennessee Limited Liability Company, Dated October 22, 2004 and recorded on November 29, 2004 of record in Doc. No. 20041129-0141444, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 28, 2009, recorded on September 29, 2009 of record in Doc. No. 20090929-0090445, said Register's Office, Clark McKay Calvert conveyed his interest in subject property to Leslie Ann Calvert, unmarried and William O. Caldwell, married, as joint tenants with the right of survivorship. The Leslie Ann Calvert is now known as Leslie Ann Severns.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 23, said Register's Office, which Plan shows a 60 foot minimum building setback line from Castleman Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Restrictive Covenant for Detached Structure of record in Doc. No. 20050516-0055080, said Register's Office.

This is improved property, known as: 2255 Castleman Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of June, 2013.

William Caldwell

Leslie Severns

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2013 , before me the undersigned authority, personally appeared William Caldwell and Leslie Severns , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $416,500.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

True Copy Certification

I, Nathaniel DeAscentis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, Edward Sinnott, a notary public for this county and state, I Nathaniel DeAscentis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/15/15

Notary' Seal (if on paper)

