WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063827 DEEDWARR
Recvd: 07/26/13 09:53 2 pgs
Fees:13.00 Taxes:370.00

20130726-0077521

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-29-2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLENE EDWARDS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude E. Wair	Claude E. Wair	051-07-0-035.00
(NAME) 1121 Saunders Avenue	(NAME) 4748 Lickton Pike P.O Box 246	
(ADDRESS) Madison, TN 37115	(ADDRESS) Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and 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,/ we James Edward Caldwell** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Claude E. Wair and Austin A. Whidby Tenants in Common with Right of Suviorship** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Pleasant Acres, Section IV of record in Plat Book 2133, Page 131, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 210.41 feet on the easterly side of Saunders Drive and runs back between lines 319.94 feet on the northerly line and 324.37 feet on the southerly line to a dead line, measuring 210.14 feet thereon.

Being the same property conveyed to James Edward Caldwell by Deed from William H. Howell, Trustee of record in Book 2904, page 363, Register's Office for Davidson County, Tennessee, dated May 7, 1959 recorded on May 7, 1959.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1121 Saunders Avenue , Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/her 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of July, 2013.

James Edward Caldwell
James Edwards Caldwell

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of July , 2013 before me personally appeared James Edward Caldwell to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2015

DARLENE EDWARDS ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC