BILL GARRETT, Davidson County
Trans: T20130070854 DEEDWARR
Recvd: 08/16/13 11:07 2 pgs
Fees: 13.00 Taxes: 1295.00

20130816-0086393

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Jessica N. Brooks Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Caldwell	New Owner	132-15-0-022.00
(NAME) 725 Elysian Fields Rd	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Gary W. Schelton and Heidi Schelton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel J. Caldwell, unmarried and Amanda McLeod, unmarried, as Joint Tenants with the Right of Survivorship,** 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 TN being described as:

Lot/Unit No. 26 of the Plan of Elysian Fields Section 2, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, August 16, 1948 as follows:
Beginning at a point on the southerly margin of E;ysian Fields Road at the northwest corner of lot No. 27, on the said plan; thence with the line between said lots No. 26 and 27, southwardly 300 feet to a point; thence westwardly 169.6 feet to the southeast corner of Lot No. 25, on said plan; thence with the line between said Lots No. 25 and 26, northwardly 300 feet to a point on the southerly margin of said Road; thence with the southerly margin of said Road, eastwardly 120.8 feet to the beginning.

BEING the same property conveyed to Gary W. Schelton and Heidi Schelton, husband and wife by Quitclaim Deed from Heidi Schelton fka Heidi Virgin, married dated September 13, 2011, of record in Instrument #201109190072455 Register's Office for Davidson County, TN. Further being the same property conveyed to Heidi Virgin by Warranty Deed from Netta Mashburn, dated April 20, 2007 and filed in Instrument Number 20070424-0048799, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 725 Elysian Fields Rd., Nashville, TN 37204

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, has 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 our hands this **30th** day of **July, 2013**

Gary W. Schelton

Heidi Schelton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Gary W. Schelton and Heidi Schelton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **July, 2013**

Notary Public

My commission expires: 08-23-2016

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO
My Commission Expires