BILL GARRETT, Davidson County
Trans:T20130108067 DEEDWARR
Recvd: 12/31/13 12:43 2 pgs
Fees:13.00 Taxes:332.63
20131231-0131229

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael J. Clausis 525 Wesley Avenue Nashville, TN 37207	Suntrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	71-8-204.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/8/2016
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Judy A. Caldwell, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael J. Clausis, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee being Lot No. 75 on the Map of Section 1, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judy A. Cannon, unmarried by Warranty Deed from Chan McCullough, married, dated March 27, 1997, recorded April 2, 1997, of record in Book 10400, page 903, Register's Office for Davidson County, Tennessee.

Judy A. Caldwell having since married Patrick O. Caldwell since acquiring the property.

Patrick O. Caldwell joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **525 Welsey Avenue, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Judy A. Caldwell, by J. David Wicker pursuant to a Power of Attorney executed by Judy A. Caldwell on December 19, 2013, of record in Instrument No. 20131231-0131227, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Patrick O. Caldwell, by J. David Wicker pursuant to a Power of Attorney executed by Patrick O. Caldwell on December 16, 2013, of record in Instrument No. 20131231-0131228, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **December, 2013.**

GRANTOR(S)

Judy A. Caldwell by J. David Wicker, her Attorney-in-fact

Patrick O. Caldwell by J. David Wicker, his Attorney -in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Judy A. Caldwell and Patrick O. Caldwell,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **20th** day of **December, 2013.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 13, 2016