WARRANTY DEED	State of Tennessee County of Davidson
25665-3 BILL GARRETT, Davidson County Trans:T20140001780 DEEDWARR Recvd: 01/09/14 08:54 2 pgs Fees:13.00 Taxes:148.00 20140109-0002268	The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of January, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 P. Davenport	NEW OWNER	**147020B11100CO**
550 Harding Place, Unit F-109		
Nashville, TN 37211		

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, I,

James S. F. Boyd, unmarried

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

John P. Davenport, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. F-109 as specified on the Plat shown in the Master Deed, on the Plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Caldwell Court Condominiums, of record in Book 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6188,page 787, appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book No. 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James S. F. Boyd, unmarried, by Deed from Timothy J. Villager and wife, Nyla J. Villager, dated April 6, 2001, of record in Instrument No. 20010417-0037466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

1) The Plan of record as set out on Exhibit "A-2" to the Master Deed of record in Book 6188, Page 744, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Master Deed of record in Book 6188. page 744, Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, Register's Office for Davidson County

3) By-Laws of record in Book 6188, page 787, Register's Office for Davidson County;

4) Appointment of Substitute Trustee in the Master Deed of record in Instrument NO. 20080625-0065590 and Instrument No. 20130212-0014369, Register's Office for Davidson County.

5) Charter of Caldwell court Condominium Association, Inc., of record in Book 6188, page 452 and amended in Instrument No. 20070103-0001049, Register's Office for Davidson County.

6) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4895, page 829, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as: **550 Harding Place, Unit F-109, Nashville, TN 37211**

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 **3rd** day of **January, 2014.**

Amy S.F. Boyd

James S. F. Boyd

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, James S. F. **Boyd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **January, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17