WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/14 08:00 3 pgs
Fees:18.00 Taxes:869.50
20140421-0032502

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H B Renovations, LLC	New owner	117070K01200CO
(NAME) 2021 B Overhill Dr.	(NAME)	
(ADDRESS) Nashville, TN 37215	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Matthew Shane Caldwell and wife, Elizabeth Caldwell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **H B Renovations, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3323, on the plan of Golf Club Place condominiums, of record in Plat Book 9700, Page 293, said Register's Office to which plan reference is hereby made for a more complete description of said unit and further established by the Master Deed of record in Book 10283, Page 431, as amended in Instruments 200406160071447, 200501050001979 and 200503300034571, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Matthew Shane Caldwell, an unmarried man by Warranty Deed from Laci Rae Patton Mathews, a married woman, dated July 5, 2012 and filed in Instrument Number 20120718-0062941, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Laci Rae Patton by deed from Ray Randolph and wife, Ruth Randolph, dated February 25, 2005 and filed in Instrument Number 20050304-0024187, Register's Office of Davidson County, Tennessee.

Elizabeth Caldwell joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to (1) Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 293, (2) The Master Deed and Bylaws of record in Book 10283, Page 431, and Amendments in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, (3) Deed of Conveyance Easement to Metro Government of Nashville as shown of record in Book 10131, Pages 838 & 843, (4) Storm Water Detention Agreement of record in Book 9643, Page 877, and (5) Charter of the Homeowner's

Association of record in Book 10297, Page 21, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3323 Golf Club Lane, Nashville, TN 37215
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 hand this 15th day of April, 2014.

Matthew Shane Caldwell

Elizabeth Caldwell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Shane Caldwell and Elizabeth Caldwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2014.

Notary Public
My Commission Expires: May 11th, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

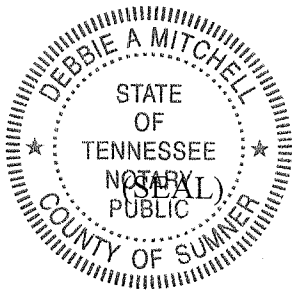
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017