WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029591 DEEDWARR
Recvd: 04/30/14 15:19 2 pgs
Fees:13.00 Taxes:832.50

20140430-0036456

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to me on April 24th, 2014

NOTARY PUBLIC
My Commission Expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vanessa Carlton John J. McCauley III 1120 McAlpine Ave. Nashville, TN 37216	Wells Fargo 2701 Wells Fargo Way Minneapolis MN 55467	61-11-294

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John D. Waterman, married, and Jessica Waterman who joins in this conveyance for the purposes of transferring marital interest in this property hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Vanessa Carlton and John J. McCauley, III, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 2 on the map of Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said county. Said part of said lot fronts 50 feet on the southerly side of Alpine Avenue and runs back between parallel lines, as measured from the center line of said avenue, 388.5 feet to a dead line. Included, but specifically excluded therefrom is the following described property, found in deed of record in Book 2545, page 229, said Register's Office. Being the southerly 182 feet of the easterly 50 feet of Lot No. 2 on the Kennedy and Graves' Plan of Monte Vista, as of record in book 421, page 143, Register's Office for said county, described as follows: Beginning at the southeast corner of the property conveyed to Ed. F. Bills and wife, by deed from Osborne C. Dodd and wife, of record in Book 2043, page 507, said Register's Office; thence eastwardly 50 feet to the corner of Lots 2 and 4; Thence with the line between said two lots, northwardly 182 feet; thence westwardly 50 feet to a point in the eastern boundary line of the said Bills' property; thence with said Bills' easterly line, southwardly 182 feet to the beginning.
>
> Being the same property conveyed to John D. Waterman, unmarried by deed from Rebecca Fewell, married of record in Document Number 20060817-0101624, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 1120 McAlpine Ave, Nashville, TN 37216.
>
> This instrument is executed on behalf of John D. Waterman and Jessica Waterman by Dwight Allen Farris as their Attorney-In-Fact pursuant to recorded Powers of Attorney of record in Instrument No. 20140411-0030700 and 20140411-0030699, Register's Office for Davidson County, Tennessee.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on April 24th, 2014.

Dwight Allen Farris, attorney-in-fact for John D. Waterman

John D. Waterman
By: Dwight Allen Farris As His Attorney-In-Fact

Dwight Allen Farris, attorney-in-fact for Jessica Waterman

Jessica Waterman
By: Dwight Allen Farris As Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight Allen Farris, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for John D. Waterman and Jessica Waterman and is authorized by John D. Waterman and Jessica Waterman to execute this instrument on behalf of John D. Waterman and Jessica Waterman.

Witness my hand and official seal on April 24th, 2014.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY