WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040707 DEEDWARR
Recvd: 06/10/14 10:12 2 pgs
Fees:13.00 Taxes:2290.30
20140610-0050271

G-VRES-14-178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/16/18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harold Pendleton Caldwell III and Susan Caldwell	**Farmington Mortgage a division of CAPSTAR Bank**	
(NAME)	(NAME)	
178 Woodmont Blvd	**2002 Richard Jones Road**	**116-8-19.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAURA ELIZABETH STOVALL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HAROLD PENDLETON CALDWELL III AND SUSAN CALDWELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 110, KENNER MANOR, as shown on plat of record in Plat Book 421, Page 100, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decree of Divorce as recorded on the 21st day of March, 2007 in Instrument No. 20070321-0034525; Quitclaim Deed from Christopher Allen Stovall to Laura Elizabeth Stovall as recorded on the 22nd day of June, 2006 in Instrument No. 20060622-0074806; Warranty Deed from Christopher Stovall and wife, Laura Stovall to Laura Stovall, a married woman as her sole and separate property as recorded on the 21st day of February, 2006 in Instrument No. 20060221-0020076 and Warranty Deed from William Hollands, Jr., unmarried to Christopher Stovall and wife, Laura Stovall as recorded on the 24th day of May, 1999 in Deed Book 11491, Page 174, in the Register's Office of Davidson County, Tennessee.

Laura Elizabeth Stovall has since re-married. The above described property has never been the principal marital residence of Laura Elizabeth Stovall and husband John Reed.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER MANOR, as recorded in Plat Book 421, Page(s) 100, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **178 Woodmont Blvd, Nashville, Tennessee 37205**.

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 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 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 the 6th DAY OF JUNE, 2014.

Laura Elizabeth Stovall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA ELIZABETH STOVALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212