THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140045969 DEEDWARR
Recvd: 06/27/14 13:59 2 pgs
Fees:13.00 Taxes:1078.55

20140627-0056603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,500.00.

Stephen Addison Caldwell / Lindy Gardner Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2014.

Will Caldwell
NOTARY PUBLIC

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Addison Caldwell		
4200 West End Avenue, # 211	Same as New Owner	103-12-0A-012.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew K. Gutgsell, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Addison Caldwell and Lindy Gardner Caldwell, husband and wife**

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211, parking spaces applicable in a Horizontal Property Regime on the plan of Section 1, Harding House Condominium, of record in Book 4675, Page 60, amended in Book 4860, Page 82, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew K. Gutgsell, an unmarried man by deed from Guy Y. Marsh, unmarried of record in Instrument No. 20100223-0013754 Register's Office for Davidson County, Tennessee, dated February 19, 2010 and recorded on February 23, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4200 West End Avenue, Unit No. 211, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this the 25th day of June, 2014.

Andrew K. Gutgsell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew K. Gutgsell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2014.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY