NEW OWNER:

Andrew Reuter
Kristy Reuter
725 Elysian Fields Road
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0439

Map 132 Group 15-0 Parcel 022.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140047821 DEEDWARR
Recvd: 07/03/14 14:10 3 pgs
Fees:18.00 Taxes:1361.60
20140703-0059031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Eight Thousand and 00/100 Dollars ($368,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL J. CALDWELL and wife, AMANDA MCLEOD CALDWELL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW REUTER and wife, KRISTY REUTER** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, TN being described as:

Being Lot No. 26 on the Plan of Elysian Fields Section 2, not of record, described according to survey made by Z. J. Wilkinson, Surveyor, August 16, 1948 as follows:

Beginning at a point on the southerly margin of Elysian Fields Road at the northwest corner of lot No. 27, on the said plan; thence with the line between said lots No. 26 and 27, southwardly 300 feet to a point; thence westwardly 169.6 feet to the southeast corner of Lot No. 25, on said plan; thence with the line between said Lots No. 25 and 26, northwardly 300 feet to a point on the southerly margin of said Road; thence with the southerly margin of said Road, eastwardly 120.8 feet to the beginning.

BEING the same property conveyed to Daniel J. Caldwell, unmarried and Amanda McLeod, unmarried, as Joint Tenants with the Right of Survivorship, by Warranty Deed from Gary W. Schelton and Heidi Schelton, husband and wife, dated July 30, 2013, and of record in Instrument No. 20130816-0086393, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 725 Elysian Fields Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **June, 2014**.

DANIEL J. CALDWELL

By: _____
Todd A. Tressler, II, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20140703-0059030

AMANDA MCLEOD CALDWELL

By: _____
Todd A. Tressler, II, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20140703-0059030

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TODD A. TRESSLER, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, DANIEL J. CALDWELL AND AMANDA MCLEOD CALDWELL, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 13 day of **June, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 368,000.00 .

AFFIANT

Sworn to and subscribed to before me 13th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRANDY T. DUG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY