Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140049420 DEEDWARR
Recvd: 07/10/14 15:34 3 pgs
Fees:18.00 Taxes:1176.60
20140710-0060966

ADDRESS NEW OWNER:
Melanie Caldwell
5624 Traceside Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **155-16**
GROUP **A**
PARCEL **309.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Flanders and wife, Colleen H. Flanders,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Melanie Caldwell and husband, Paul Raiman**, 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:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Traceside, Section Ten, Revision One, as shown by plat and survey of record in Plat Book 9700, page 827, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert J. Flanders and wife, Colleen H. Flanders by deed from Centex Homes, a Nevada General Partnership of record in Instrument no. 20010404-0033101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **5624 Traceside Drive, Nashville, Tennessee 37221.**

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,

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, and 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 our hands this the **2nd** day of **July, 2014.**

Robert J Flanders by Colleen H Flanders attorney in fact

Robert J. Flanders, by Colleen H. Flanders, as attorney-in-fact

Colleen H Flanders

Colleen H. Flanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert J. Flanders and Colleen H. Flanders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for **Robert J. Flanders** and as Attorney in fact she executed the within Warranty Deed by signing the name of **Robert J. Flanders** as his free act and deed for the purposes therein contained .

WITNESS my hand and official seal this 2nd day of July, 2014.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $318,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 5.3.16

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY