BILL GARRETT, Davidson County
Trans:T20140078935 DEEDWARR
Recvd: 10/20/14 15:25 2 pgs
Fees:13.00 Taxes:814.00
20141020-0096713

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public
My commission expires: 1/16/18

CAROL L. WILSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

05-1407-66339

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Caldwell 400 Barbara Drive Madison, TN 37115	MARK Caldwell 400 Barbara Dr. Madison, TN 37115	025-15-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacqueline C. Parkinson, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Caldwell and Bonnie Caldwell, husband and wife, hereinafter called the Grantees, their successors 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. 11, on the Plan of Section One, Solitude Acres, Part One (erroneously omitted in prior deed), of record in Book 3700, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald M. Parkinson and wife, Jacqueline C. Parkinson by deed from Edward A. Corlew and wife, Julia Lynn Corlew, dated June 28, 1977, recorded June 29, 1977, of record in Book 5165, Page 478, Register's Office for Davidson County, Tennessee.

Ronald M. Parkinson having since died on January 1, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1275 Hitt Lane, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X

WITNESS my hand this 3rd day of October, 2014.

X Jacqueline C. Parkinson _____

Jacqueline C. Parkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline C. Parkinson and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 3rd day of October, 2014.

_____

State of Tennessee at Large

My Commission expires: 4/17/16

