BILL GARRETT, Davidson County
Trans:T20140082544 DEEDWARR
Recvd: 11/03/14 09:17 2 pgs
Fees:13.00 Taxes:414.40
20141103-0101014

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0449HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2014.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
William S. Caldwell 1829 Shaylin Loop Antioch, TN 37013	William S. Caldwell 5 Short Circle Amory, MS 38821	173-05-0A-154.00

WARRANTY DEED

FOR AND IN 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, I/WE,

David Saunders, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William S. Caldwell and wife, Pam F. Caldwell

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 all of Lot No. 154 on the Plan of Barnes Crossing, Phase One, established pursuant to all the provision of the Tennessee "'Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and according to the Plan shown as an Exhibit to the Master Deed of record in Instrument Number 20050721-0084791, having been re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, all recorded in Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to David Saunders, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 5/12/11 and recorded 5/16/11 in Instrument Number 20110516-0037086, Register's Office for Davidson County, Tennessee.

Michelle Saunders, spouse of David Saunders, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1829 Shaylin Loop, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2014.

David Saunders

Michelle Saunders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Saunders and Michelle Saunders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2014.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

(Notary Seal)

Notary Public
My Commission Expires: 10-28-2015