THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2014:

Notary Public
My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20140091497 DEEDWARR
Recvd: 12/08/14 09:33 3 pgs
Fees:18.00 Taxes:740.00
20141208-0112008

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin Bryant Caldwell 613 Hamilton Avenue Nashville, Tennessee 37203	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	105-07-0-244.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **TROY CALDWELL and wife, GWEN CALDWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JUSTIN BRYANT CALDWELL**, unmarried, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block 9, on the Plan of W.D. Hamilton's Subdivision of Block No. 9 of The Hamilton Land, of record in Book 421, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Troy Caldwell and wife, Gwen Caldwell, by Warranty Deed from Shirley C. Towns, unmarried, and Barbara C. Klein, Individually as Devisee under the Last Will and testament of Joseph Edward Johnson and as Personal Representative of the Estate of Joseph Edward Johnson, of record in Instrument No. 20060413-0042801, dated 3/30/2006, Register's Office for Davidson County, Tennessee.

This is improved property known as **613 Hamilton Avenue, Nashville, Tennessee 37203 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **1st** day of **December, 2014**:

[Two Signature Pages Follow]

Troy Caldwell

Troy Caldwell

STATE OF Texas

COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TROY CALDWELL**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of December, 2014:

Jade Starkey

Notary Public

My Commission Expires: 7-25-17

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

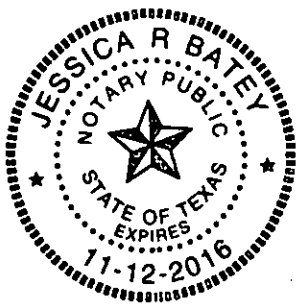
JADE STARKEY
Notary Public
STATE OF TEXAS
Commission Exp. JULY 25, 2017
Notary without Bond

Gwen Caldwell

Gwen Caldwell

STATE OF Texas

COUNTY OF Dallas



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GWEN CALDWELL**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of December, 2014.

Jessica R Batey

Notary Public

My Commission Expires: 11-12-16

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK