WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091728 DEEDWARR
Recvd: 12/08/14 14:18 2 pgs
Fees:13.00 Taxes:795.50

20141208-0112327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREG FAIRBANKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 9, 2017

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily McClendon Lacey	F & M Bank	051-03-0-166.00
(NAME)	(NAME)	
400 Barbara Dr.	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mark Anthony Caldwell, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emily McClendon Lacey and Nathan Lacey, wife and husband, 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. 40 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin, of Barbara Drive the common corner of Lots 40 and 41; thence with the line between said lots, northerly 134.1 feet to a point, the southwest corner of Lot 39: thence with the line between lots 39 and 40, easterly, 149 feet to the westerly margin of Gibson Drive; thence with the margin of said Drive, southerly 73.55 feet to the beginning of a curve; thence with said curve, southwesterly 29.76 feet to the northerly margin of Barbara Drive; thence with the margin of said Drive; westerly 86.41 feet to the beginning.

Being the same property conveyed to MARK ANTHONY CALDWELL, by deed from STEVEN PAUL WILES AND WIFE, NORMA G. WILES, of record as Instrument No. 20010717-0075744, dated July 11, 2001, said Register's Office.

Bonnie L. Caldwell joins in the execution of this Warranty Deed to convey any and all marital interest she may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 400 Barbara Dr., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 5th day of December, 2014.

Mark Anthony Caldwell

Bonnie L. Caldwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Anthony Caldwell and Bonnie L. Caldwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

