BILL GARRETT, Davidson County
Trans:T20150024415 DEEDWARR
Recvd: 04/02/15 13:00 2 pgs
Fees:13.00 Taxes:447.33
20150402-0028835

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,900.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My commission expires: 5/5/15

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Corpatra D. Caldwell	Peoples Home Equity	**164-16-0A-058.00-CO**
1617 Chestnut Oak Drive	5205 Maryland Way Ste 100	
Antioch, TN 37013	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Scott V. Ferguson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Corpatra D. Caldwell, an unmarried man

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. 116 on the Plan of Section Three, Meadow Woods of record in Plat at Instrument No. 20000921-0094039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott V. Ferguson by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20010522-0053095 Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on May 22, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved **(X)** unimproved **( )** property known as 1617 Chestnut Oak Drive 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 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.

Witness my/our hand(s) this 31st day of March, 2015.

Scott V. Ferguson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Scott V. Ferguson the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2-24-2017

Notary Public

My Commission Expires:

File #: **415038PFD**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027