Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,400.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2015

Notary Public
My commission expires: 3-8-16

BILL GARRETT, Davidson County
Trans:T20150031560 DEEDWARR
Recvd: 04/27/15 09:53 2 pgs
Fees:13.00 Taxes:404.78
20150427-0037284

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1001 Elvira Avenue Trust Po Box 160772 Nashville, TN 37216	New Owner	07206008900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Caldwell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 1001 Elvira Avenue Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at a point, the Southwesterly corner of said Lot No. 11 on the Northern margin of Elvira Avenue, thence Easterly with the Northern margin of said Avenue 50 feet to a point, thence Northerly at the right angles 150 feet to a point, thence Westerly parallel with the Northern margin of Elvira Avenue 50 feet, thence at right angles Southerly with the margin of Elvira Avenue 50 feet; thence at right angles Southerly with the Eastern line of the Anderson Place 150 feet to the place of beginning.

Being the same property conveyed to Nicole Caldwell by Warranty Deed from Edith M. Jobe, unmarried, recorded on October 17, 2005 in Instrument Number 20051017-0125253, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1001 Elvira Ave, Nashville, TN, 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 23rd day of April, 2015

Nicole Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 23rd day of April, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015023483