Prepared by:
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 4 day of February 2016.

Notary Public

My commission expires: January 5, 2020

Davidson County DEEDWARR
Recvd: 02/05/16 09:20 3 pgs
Fees:18.00 Taxes:1480.00
20160205-0011266

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Harold P. Caldwell, III	Farmington Mortgage	11608001800
176 Woodmont Boulevard	2002 Richard Jones Rd. Suite 300A	
Nashville TN 37205	Nashville, TN 37215	

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 Lee Ann Kennedy, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Harold P. Caldwell, III and Susan N. Caldwell, husband and wife 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:

Being the southerly 50 foot of Lot No. 109 on the Plan of Kenner Manor Land Company's Second Addition of record in Book 421 Page 100 Register's Office for Davidson County, Tennessee described as follows:

Said part of said lot fronts 50 foot on the northeasterly side of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Lee Ann Kennedy by deed from Bhupinder S. Sood, Parveen R. Sood and Jolly R. Sood of record in Book 11688 Page 510 Register's Office for Davidson County, Tennessee and dated September 9, 1999.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Kenner Manor Land Company 2nd Addition of record in Book 421 Page 100 Register's Office for Davidson County, Tennessee 3) Easement of record in Book 3982 Page 160

This property is improved property known as 176 Woodmont Boulevard, Nashville, Tennessee 37205

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 4 day of February, 2016.

Lee Ann Kennedy

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 Lee Ann Kennedy, the bargainor(s), 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 at Brentwood, Tennessee, this 4th day of February, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09261

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY