Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

G-VRES-16-1223-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160073259 DEEDWARR
Recvd: 08/22/16 15:48 2 pgs
Fees:13.00 Taxes:1402.30
20160822-0087813

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John Whaling and Hollister Hover	New Owner	
(NAME)	(NAME)	**071-15-0-419.00**
1223 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5715		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA M. CALER AND MARY CALER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN WHALING AND HOLLISTER HOVER;*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*both unmarried

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 68 feet on the Easterly side of Pennock Avenue and runs back between lines, 175 feet, more or less, on the Southerly line and 176.8 feet on the Northerly line, along the Southerly line of Ligon Avenue, to an alley in the rear on which it measures 68 feet, more or less.

Included in the above description and Excluded therefrom, described as follows
:

Land in Davidson County, Tennessee: Right of Way: Beginning at a point on the North boundary of Parcel 419 of Map 71-15 and at approximate Station 19+54 of Project No. 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 90 degrees 19' 35" and a radius of 25.00 feet, 39.41 feet along the curve to a point on the right-of-way of Pennock Avenue; thence North 5 degrees 35' 16" East 25.14 feet to a point on the right-of-way of Douglas Avenue; thence South 84 degrees 05' 09" East 25.14 feet to the point of beginning, containing 85.88 square feet.

Being the same property conveyed to Joshua M. Caler and Mary Caler, husband and wife by Warranty deed from Shawn C. Rohan, a married man of record in Instrument No. 20110817-0063311 Register's Office for Davidson County, Tennessee, dated August 09, 2011 and recorded on August 17, 2011.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement to Metro of record in Book 8440, Page 456, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110817-0063311 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1223 Pennock Avenue , Nashville, Tennessee 37207-5715**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 19th DAY OF AUGUST, 2016.

Joshua M. Caler

Mary Caler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of August, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of August, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212