BILL GARRETT, Davidson County
Trans: T20160074092 DEEDWARR
Recvd: 08/24/16 15:55 2 pgs
Fees: 13.00 Taxes: 1295.00
20160824-0088817

REGISTER'S USE ONLY:	OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $350,000.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22nd DAY OF AUGUST, 2016. SEAL NOTARY PUBLIC COMMISSION EXPIRES: 8-23-16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
Hardison Land Title Company, Inc. 3312 Kedron Road Spring Hill, TN 37174	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS #200 KNOXVILLE, TN 37923	Patrick Caufield and Katelyn Caufield 2824 B Bronte Avenue Nashville, TN 37216

GENERAL WARRANTY DEED

This indenture is made and entered into this 22nd day of AUGUST, 2016 between KEITH A. BOLTON, unmarried (hereinafter referred to as "GRANTOR") and PATRICK CAUFIELD AND KATELYN CAUFIELD, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Unit B of the Homes at 2824 Bronte Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2824 Bronte Avenue, a horizontal property regime with private elements and no general common elements of record in Instrument No. 20150826-0086320 as corrected in Instrument No. 20160328-0028853, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

BEING a portion of the same property conveyed to Keith A. Bolton by instrument of record in Instrument No. 201508250085804 in the Davidson County, Tennessee Register of Deeds office.

TAX PARCEL # 072100R00200

The real property conveyed hereby is ☑ ☐ improved ☐ unimproved with a property address of: 2824 B Bronte Avenue, Nashville, TN 37216

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KEITH A. BOLTON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the ~~aforesaid~~ state and county this 22nd day of August, 2016.

SEAL

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:_____