THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Albert C. Blondeel Timmerman
1219 Shelton Avenue
Nashville, TN 37216
SEND TAX BILLS TO:
Caliber Home Loans, Inc.
P. O. Box 650856
Dallas, TX 75265-0856

WARRANTY DEED

(Map 72-03, Parcel 316.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **EDWARD NASH and wife, NICOLA NASH**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ALBERT C. BLONDEEL TIMMERMAN and KIM ANNETTE CALVERT, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being the easterly one-half of Lot No. 71 on the Plan of Inglewood Place, of record in Book 332, page 101, in the Register's Office of Davidson County, Tennessee.
>
> Said easterly part of Lot No. 71 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.
>
> BEING the same property conveyed to Edward Nash, an unmarried man, by Warranty Deed from Darwin Krenz and wife, Jean Krenz, dated 7/24/07, of record in Instrument No. 20070802-0091762, in the Register's Office of Davidson County, Tennessee.
>
> **Nicola Nash, spouse of Edward Nash, joins herein to convey any interest she may have by marriage or otherwise.**
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 332, page 101; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1219 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

BILL GARRETT, Davidson County
Trans:T20160095546 DEEDWARR
Recvd: 10/28/16 14:12 2 pgs
Fees:13.00 Taxes:1850.00
20161028-0114227

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of October, 2016.

EDWARD NASH

NICOLA NASH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 26th day of October, 2016.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of October, 2016.

Notary Public

My commission expires: MAY 20, 2017

File No. 20160816

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY