WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 12 . 3 . 19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas Trombetta	Peoples Home Equity	17301014600
(NAME)	(NAME)	
200 Cedarview Dr.	5205 Maryland Way Ste 100	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/09/16 16:13 4 pgs
Fees:23.00 Taxes:504.68
20161109-0118872

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Thomas B. Caldwell, IV and Robert F. Caldwell and Melanie J. Caldwell, as tenants in common, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Trombetta and Sophie Gelinas, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF MONTE CARLO ESTATES, SECTION 2-B, OF RECORD IN BOOK 5050, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. CALDWELL, IV, ROBERT F. CALDWELL, AND MELANIE J. CALDWELL, AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM THOMAS B. CALDWELL, III, DATED JUNE 29, 1994, OF RECORD IN BOOK 9391, PAGE 872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 200 CEDARVIEW DR., ANTIOCH, TENNESSEE 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	200 Cedarview Dr.	Antioch	TN	37013	
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)	

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands 10/26/16.

THOMAS B. CALDWELL IV by Adeliza Caldwell ATTORNEY IN FACT

Thomas B. Caldwell, IV

ROBERT F. CALDWELL by Adeliza Caldwell ATTORNEY IN FACT

Robert F. Caldwell

~~MELANIE~~ MELANIE J. CALDWELL by Adeliza Caldwell ATTORNEY IN FACT

Melanie J. Caldwell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Thomas B. Caldwell, IV and Robert F. Caldwell and Melanie J. Caldwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/26/16.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Adeliza Caldwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Robert F Caldwell, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Robert F Caldwell by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2016.

Notary Public
My Commission Expires: 9-10-18

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Adeliza Caldwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Melanie Caldwell, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Melanie Caldwell by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2016.

Notary Public
My Commission Expires: 9-10-18

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Adeliza Caldwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Thomas B Caldwell IV, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Thomas B Caldwell IV by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2016.

Notary Public
My Commission Expires: 9-10-18

True Copy Certification

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

Signature

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires
Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018