THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy H. Caldwell	owner	MAP 129-15
914 Percy Warner Boulevard		PARCEL 041.00
Nashville, TN 37205-4106		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles G. Myers and Rosanne H. Myers, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy H. Caldwell**

HEREINAFTER CALLED THE GRANTEE, HER 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. 100 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles G. Myers and Roseanne H. Myers, husband and wife by Warranty deed from Doug E. Atwood and Bridgett M. Atwood, husband and wife of record in Instrument No. 20130628-0067048 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 28, 2013. The Grantor, Rosanne H. Myers, was incorrectly listed as Roseanne H. Myers on the previous deed. They are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **914 Percy Warner Boulevard, Nashville, TN 37205-4106.**

BILL GARRETT, Davidson County
Trans:T20160101127 DEEDWARR
Recvd: 11/16/16 09:57 2 pgs
Fees:13.00 Taxes:1036.00
20161116-0120701

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 this the 10th day of November, 2016.

Charles G. Myers

Roseanne H. Myers

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles G. Myers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2016.

My Commission expires: Sep 1, 2019

JOHN MARZETTI
Notary Public - State of Florida
Commission # FF 228284
My Comm. Expires Sep 1, 2019
Bonded through National Notary Assn.

Notary Public

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Roseanne~~ **H. Myers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2016.

My Commission expires: Sep 1, 2019

Notary Public

JOHN MARZETTI
Notary Public - State of Florida
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