This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $189,900.00.

Affiant

Subscribed and sworn before me this the 16th day of November, 2016.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20160102114 DEEDWARR
Recvd: 11/18/16 09:58 2 pgs
Fees:13.00 Taxes:702.63
20161118-0121745

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephanie Caldwell 213 Moss Trail Goodlettsville, TN 37072-2213	Same	025-16-0-045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES F. HAYNES, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHANIE K. CALDWELL AND WOOD CALDWELL,WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Goodlettsville Heights Subdivision Section Number Two of record in Plat Book 1424, Page 120, 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 James F. Haynes, unmarried by Warranty deed from Dennis W. Stanley, Sr. and wife, Alesa S. Stanley of record in Book 6940, page 76, Register's Office for Davidson County, Tennessee, dated July 25, 1986 and recorded on August 05, 1986.

Being also known as 213 Moss Trail Goodlettsville, Tennessee 37072-2213.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 213 Moss Trail, Goodlettsville, TN 37072-2213.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the16th day of November, 2016 .

James F. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Haynes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the16th day of November, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY