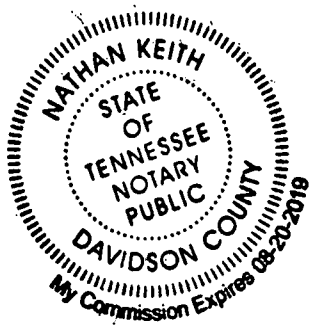
BILL GARRETT, Davidson County
Trans:T20160102706 DEEDWARR
Recvd: 11/21/16 10:50 2 pgs
Fees:13.00 Taxes:980.50
20161121-0122519

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $265,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2016. Notary Public My commission expires: 8/20/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shirish S. Deshpande	**Shirish S. Deshpande**	**106-16-0-032-00**
413 Hollydale Drive	**413 Hollydale Drive**	
Nashville, TN 37217-1415	**Nashville, TN 37217-1415**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William Caldwell, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shirish S. Deshpande, MARRIED

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, Page (s) 33 and 34, 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 William Caldwell, an unmarried man by warranty deed from Connie Kay, an unmarried woman of record in Instrument No. 20090416-0034750 Register's Office for Davidson County, Tennessee, dated 04/14/2009 and recorded on 04/14/2009.

This is **X** improved ☐ unimproved property known as **413 Hollydale Drive, Nashville, TN 37217-1415.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of November, 2016.

William A. Caldwell by Lisa Caldwell Attorney in Fact

William Caldwell by Lisa Caldwell his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Caldwell** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf **of William Caldwell** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **William Caldwell,** and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 16th day of November, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616318