This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
777351 2016-22267
Tiffany Redwine

BILL GARRETT, Davidson County
Trans:T20160113033 DEEDWARR
Recvd: 12/22/16 12:53 3 pgs
Fees:18.00 Taxes:943.50
20161222-0134851

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert A. Caldwell, III and Peta J. Caldwell	Legacy Mutual Mortgage	61-15-115.00
1140 Ardee Avenue	3503 Paesanos Pkwy.	
Nashville, TN 37216	San Antonio, TX 78231	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Andrew E. Kirchner and Maureen M. Kirchner, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Robert A. Caldwell, III and Peta J. Caldwell, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $255,000.00

Affiant Brian Mitchell

Subscribed and sworn to before me this the 21st day of December, 2016.

Notary Public Dana Delworth

My commission expires: DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020 (Affix Seal)

This is unimproved ( ), known as 1140 Ardee Avenue, Nashville, TN 37216
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18 day of NOVEMBER, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Andrew E. Kirchner

X Maureen M. Kirchner
Maureen M. Kirchner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MATTHEW C SEXTON, a Notary Public in and for said County and State, Andrew E. Kirchner, the within named bargainor married to Maureen M. Kirchner (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of NOVEMBER.

✓ _____
Notary Public
My Commission Expires: ✓ 09/07/2020

(This area for official notarial seal)

MATTHEW C SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MATTHEW C SEXTON, a Notary Public in and for said County and State, Maureen M. Kirchner, the within named bargainor married to ANDREW E Kirchner (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of NOVEMBER 2016.

✓ _____
Notary Public
My Commission Expires: ✓ 09/07/2020

(This area for official notarial seal)

MATTHEW C SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRS File No.: 777351 Customer File No.: 2016-22267 Andrew Kirchner

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 16, BLOCK B, MAP OF THE RESUBDIVISION AT SUNNYMEADE, a shown on plat of record in Plat Book 974, Pages 56 and 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Andrew E. Kirchner and Maureen M. Kirchner, husband and wife by Warranty Deed from Jennifer M. McClain and Paul H. McClain, wife and husband, dated April 23; 2015, recorded April 28, 2015, in Instrument Number 20150428-0037824, in the Register's Office for Davidson County, Tennessee.