(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20170051991 DEEDWARR
Recvd: 06/19/17 10:31 2 pgs
Fees:13.00 Taxes:1405.63
20170619-0061095

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 379,900.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2017.

Notary Public

My commission expires: 1-21-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tracy Jane Caldwell	MERS	**119-14-0-366.00**
312 Sunrise Avenue	P.O. Box 2026	
Nashville, TN 37211	Flint, MI 48501-2026	

FOR AND IN 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,

Mark Turner, married and Chris Childress, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracy Jane Caldwell and Robert Lee Caldwell, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 13 on the plan of part of the Sunrise P.S. Stump's Subd., of record in Book 421, page 17, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part the same property conveyed to MARK TURNER, MARRIED AND CHRIS CHILDRESS, MARRIED, by deed from EUGENE COLLINS, UNMARRIED, of record in Instrument No. 20161115-0120366, dated November 10, 2016, said Register's Office.

The above-described tract or parcel of land has never been the primary residence of the said prior owner, Eugene Collins.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **312 Sunrise Avenue, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 14th day of June, 2017.

Mark Turner

Chris Childress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Turner and Chris Childress**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **June, 2017.**

Notary Public

My Commission Expires: 10-3-2020

