Davidson County DEEDWARR
Recvd: 06/19/17 14:28 3 pgs
Fees:18.00 Taxes:1387.13
20170619-0061420

Warranty Deed

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $374,900.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2017. Notary Public My commission expires: 6/17/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martin D. Trimiew	Peoples Home Equity	
2824 B Bronte Avenue	110 N. Seven Oaks Dr.	072-10-0R-001.00-CO
Nashville, TN 37216	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK CAUFIELD AND KATELYN CAUFIELD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN D. TRIMIEW, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2824 Bronte Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150826-0086320, as corrected at Instrument No. 20160328-0028853, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Willie L. Merrell and wife, Sarah S. Merrell by Warranty deed from Thomas C. Hooper and wife, Cleo McClain Hooper of record in Book 3891, page 672 Register's Office for Davidson County, Tennessee, dated May 14, 1965 and recorded on May 17, 1965.

Sarah S. Merrell predeceased Willie L. Merrell. Willie L. Merrell died testate August 15, 2014 having devised the property to Bernard Glenn Merrell, Sarah Merrell Harris, Sonya Marie Merrell, William Dandridge Merrell and Christian Denee Merrell in his Will probated at Docket No. 14P1928 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Keith A. Bolton by Warranty deed from Bernard Glenn Merrell, Sarah Merrell Harris, Sonya Marie Merrell, William Dandridge Merrell and Christian Denee Merrell of record in Instrument No. 20150825-0085804 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 25, 2015.

Being the same property conveyed to Patrick Caufield and Katelyn Caufield, husband and wife by General Warranty deed from Keith A. Bolton, unmarried of record in Instrument No. 20160824-0088817 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 24, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2824 B Bronte Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2017.

Patrick Caufield

Katelyn Caufield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Caufield and Katelyn Caufield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2017.

Notary Public

My Commission Expires:

7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

True Copy Certification

I, Lynn F. Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn F. Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY