Davidson County DEEDWARR
Recvd: 07/17/17 10:05 2 pgs
Fees:13.00 Taxes:1198.80
20170717-0071419

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$324,000.00**.

Ann Marie Caldwell
Affiant

Subscribed and sworn to before me, this the 12th day of July, 2017.

Jodi Jackson
Notary Public

My commission expires: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan D. Martin **Rachel D. Martin**	Franklin American Mortgage	**Map 141-15-0-D Parcel 052.00co**
6928 Sunderland Circle	6100 Tower Circle, Suite 600	
Nashville, Tennessee 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Caldwell and Gina Caldwell, husband and wife

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

Nathan D. Martin and Rachel D. Martin, husband and wife, as community property

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. 52 on the Plan of Resubdivision of Lots 45, 46, 52, 53, and 61 thru 64, "Sheffield" on The Harpeth, Phase I, a Planned Unit Development, as of record in Book 6900, Page 352, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert Caldwell and Gina Caldwell, husband and wife, by Deed dated October 1, 2012 from Dayne E. O'Neill, a widow, of record in Instrument No. 20121003-0090240, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 352, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on the Revised Boundary Survey of Sheffield on the Harpeth, of record in Book 6900, Page 395, said Register's Office. (3) Easement for the flow of the Harpeth River. (4) Grant of Transmission Line Easement of record in Book 4136, Page 525, said Register's Office. (5) TVA Easement and Right-of-Way of record in Book 4279, Page 731, Register's Office for Davidson County, Tennessee. (6) Agreement for Dedication of Easement for water line to Harpeth Valley Utilities District, of record in Book 5738, Page 829, said Register's Office. (7) Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, in Book 7145, Page 954, and as amended in Book 8505, Page 598, in Book 8747, Page 97, and in Book 9313, Page 806, Register's Office for Davidson County, Tennessee. (8) By-Laws of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 7145, Page 964. and as amended in Book 8146, Page 463, said Register's Office. (9) Charter of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 6939, Page 983, Register's Office for Williamson County, Tennessee. (10) Unanimous consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **6928 Sunderland Circle, Nashville, Tennessee 37221**

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 that 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 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 **12th** day of **July, 2017.**

Robert Cameron Caldwell

Robert Caldwell

Gina Caldwell

Gina Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Caldwell and Gina Caldwell,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **12th** day of **July, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019