Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17080010

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF August, 2017.

NOTARY PUBLIC

My Commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner
William P. Caudill
Meghan A. Caudill
3702 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
116-12-0-104.00

BILL GARRETT, Davidson County
Trans:T20170072862 DEEDWARR
Recvd: 08/22/17 15:07 2 pgs
Fees:13.00 Taxes:2682.50
20170822-0086258

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Peyton B. Gibbs and Kellye D. Gibbs, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **William P Caudill and Meghan A Caudill, husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being a part of Lot No. 6 on the Map of Mrs. A. L. Billingson's Subdivision (of the west part of Lot No. 2 of the Henry Compton Lands) as of record at Book 547, Page 47, Register's Office for Davidson County, Tennessee, said part of said Lot No. 6 being a 231'x215'x231'x215' tract, more or less, and more completely described in the Deed of record at Book 8821, Page 882, Register's Office for Davidson County, Tennessee, to which Deed reference is hereby made and the same incorporated herein the same as if copied verbatim herein at this point for a complete description of said part of said Lot No. 6.

Being the same property conveyed to Peyton B. Gibbs and Kellye D. Gibbs, husband and wife, by Warranty Deed from Diane V. Sandoval, a single woman, dated 07/22/16 and recorded on 07/27/16 in Instrument No. 20160727-0077065, Register's Office for Davidson County, Tennessee.

This is property generally located:
3702 Estes Road, Nashville, TN 37215

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 547, Page 47, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6983, Page 640, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Peyton B. Gibbs and Kellye D. Gibbs** has/have caused this instrument to be executed, this the 17th day of August, 2017.

Peyton B. Gibbs

Peyton B. Gibbs

Kellye Gibbs

Kellye D. Gibbs

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Peyton B. Gibbs and Kellye D. Gibbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17 day of August, 2017.

My commission Expires: 8/25/2018

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY