WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

M-VRES-17-2934

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth A. Barnett	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	
2934 Glenmeade Dr	**200 East Main Street**	**17-7-215.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUIS CALDWELL, CONSERVATOR FOR SHIRLEY A. CALDWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH A. BARNETT,** unmarried hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 59 and the northerly 8 feet and 8.5 feet rear of Lot No. 58 on the Plan of Glenmeade Subdivision, of record in Plat Book 974, Page 32, Register's Office for said County.

Said Lot No. 59 and part of Lot No. 58 front together 58 feet on the easterly side of Glenmeade Drive, and extends back 118 feet on the northerly line and 124.3 feet on the southerly line to a dead line, measuring 79.7 feet thereon.

Being the same property conveyed to Louis Caldwell, Jr. and wife, Shirley A. Caldwell by Warranty Deed from B. B. Doubleday, Jr., recorded March 13, 1970 in Book 4403, Page 607, Register's Office for Davidson County, Tennessee.

The said Louis Caldwell, Jr. having since died on September 1, 2016.

Louis Caldwell having since been appointed Co-Conservator of Shirley A. Caldwell of record in Case No. 15P2055 in the Seventh Circuit Court for Davidson Conty, Tennessee, Probate Division, the same hereby executes this deed to convey Shirley A. Caldwell's interset in said property pursuant to an Order Approving Sale of Real Property located at 2934 Glenmeade Drive, Nashville, Tennessee of record in herein above-referenced case.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 942, Page 32, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage/Water Mains/Pumps and Appurtenances of record in Instrument No. 20080104-0000928, Register's Office for Davidson County, Tennessee.
- Easement for Water Line set out in Deed in Book 1115, Page 137, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2934 Glenmeade Dr, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170074213 DEEDWARR
Recvd: 08/25/17 09:38 2 pgs
Fees:13.00 Taxes:817.70
20170825-0087431

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2017.

Louis Caldwell, Conservator for Shirley A. Caldwell

BY: Louis Caldwell
Louis Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS CALDWELL, Conservator for Shirley A. Caldwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 21st day of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212