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

WARRANTY DEED

Bill Garrett Davidson County
Batch# 54791 **DEEDWARR**
02/05/2018 09:19:02 AM 2 pgs
Fees: $13.00 Taxes: $2,279.20

20180205-0011174

R-RM-17-4264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Andrew R. VanPelt and Avery T. VanPelt	NEW OWNER	
(NAME)	(NAME)	**131-07-0A-020.00-CO**
4264 Jamesborough Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WILLIAM M. CALDWELL AND LAUREN C. CALDWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW R. VANPELT AND AVERY T. VANPELT, HUSBAND AND WIFE,** 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 Lot No. 20 on the Plan of Phase II & III, Hillsborough Place of record in Plat Book 5200, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Caldwell and Lauren C. Caldwell, husband and wife by Warranty deed from Jane Offenbach, unmarried of record in Instrument No. 20121119-0106626 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 19, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 5200, Page (s) 42 & 160, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5151, Page 50, Book 5240, Page 165, Book 5292, Page 134, as re-recorded in Book 5332, Page 212, and amended in Instrument No. 20150203-0010005, Register's Office for Davidson County, Tennessee.
- Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, Page 928, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Hillsborough Place Cooperative Corporation of record in Book 5297, Page 535 and Instrument No. 20160812-0084172, in the Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 4122, Page 331, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20161128-0124553, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Strom Drainage water Mains, Pumps and Appurtenances of record in Instrument Number 20140905-0081355, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 6596, Page 537, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110418-0029750 and Instrument No. 20121119-0106626 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4264 Jamesborough Place, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2018.

William M. Caldwell

Lauren C. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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