WARRANTY DEED

Bill Garrett Davidson County
Batch# 65087 DEEDWARR
03/05/2018 12:45:57 PM 2 pgs
Fees: $13.00 Taxes: $547.60

20180305-0020503

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-AS-18-2403-H

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)
Headden Real Estate, LLC, a Wyoming Close Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**081-14-0-167.00**
132 Royal Oaks Blvd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **ESTATE OF ROBBIE BURNETTE CALDWELL AND PRINCESS CALDWELL AND WESLEY CLAY, WIFE AND HUSBAND, AND DONTAYVIUS CALDWELL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEADDEN REAL ESTATE, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY,** 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:

Lot 8, FISK PARK, as shown on plat of record in Plat Book 2331, Page 114, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wiltha Lewis and wife, Robbie B. Lewis, by Warranty Deed from Tresa M. Saxton, Cheryl Mitchell Newsom, Kathryn Lisa Mitchell and Edwin Harris Mitchell, Jr., of record in Instrument No. 20020717-0085805, in the Register's Office of Davidson County, Tennessee, dated June 28, 2002 and recorded on July 17, 2002.

Being the same property conveyed to Robbie B. Lewis, by Quit Claim Deed from Wiltha Lewis, of record in Instrument No. 20051011-0122616, in the Register's Office of Davidson County, Tennessee, dated October 07, 2005 and recorded on October 10, 2005.

Robbie B. Lewis. Robbie Burnette Caldwell and Robbie B. Caldwell are one in the same person. Said Robbie Burnette Caldwell having since died on October 27th, 2016, devising said property to Princess Caldwell, Wesley Clay and Dontayvius Caldwell pursuant to her Holographic Last Will and Testament of record in Case No. 17P1315, in the Probate Court for Davidson County, Tennessee. The said Princess Caldwell does hereby join in this conveyance in her capacity of Executrix of the Estate of Robie Burnette Caldwell to convey any and all interest the Estate may have in said property.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FISK PARK, as recorded in Plat Book 2331, Page(s) 114, and in Book 2331, Page 90, in the Register's Office, DAVIDSON County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2403 Underwood St., Nashville, Tennessee 37208**.

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 ____ DAY OF FEBRUARY, 2018.

Estate of Robbie Burnette Caldwell

BY: Princess Caldwell

Princess Caldwell
Executrix

Princess Caldwell

Wesley Clay by Princess Caldwell as Attorney-in-Fact
Wesley Clay by Princess Caldwell as Attorney-in-Fact

Dontayvius Caldwell by Princess Caldwell as Attorney-in-Fact
Dontayvius Caldwell by Princess Caldwell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS CALDWELL, Executor of the Estate of Robbie Burnette Caldwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th day of February, 2018.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS 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 20th of February, 2018.

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

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS CALDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WESLEY CLAY, AND DONTAYVIUS CALDWELL, and who acknowledged he/she/they executed the same as the free act and deed of the said WESLEY CLAY, AND DONTAYVIUS CALDWELL.

Witness my hand and official seal, this the 20th of February, 2018.

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