WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018.

Notary Public
COMMISSION EXPIRES: 7-5-21

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 128470 DEEDWARR
08/14/2018 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20180814-0079919

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jade Elizabeth Fox Chase Hunter Caldwell	**Pinnacle Bank**	082-16-0-434
(NAME)	(NAME)	
507 South 9th Street	**150 3rd Ave. South, Ste 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James McDugald and Megan McDugald, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jade Elizabeth Fox, an unmarried woman, and Chase Hunter Caldwell, an unmarried man as tenants in common without right of survivorship,** 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. 11 on the Plan of Confederate Hill of record in Plat Book 57, Page 32, 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 James McDugald by Deed dated August 2, 2012 from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded September 4, 2012, in Instrument No. 201209040079407, in the Official Records of Davidson County, Tennessee. The said James McDugald is now married to Megan McDugald.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 507 South 9th Street (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37206 (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 13th day of August, 2018.

James McDugald by Megan McDugald

James McDugald by Megan McDugald, his Attorney-In-Fact Attorney-In-Fact

Megan McDugald

Megan McDugald

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Meghan McDuglad with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named James McDugald and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 13th day of August, 2018.

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

My Commission Expires: May 6, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Megan McDugald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purpose therein contained.

In Witness Whereof, I have hereunto set my hand and office seal on this 13th day of August, 2018.

Notary Public

My Commission Expires: May 6, 2019

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).