Karen Y Johnson Davidson County
Batch# 142829 DEEDWARR
09/19/2018 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,961.48
20180919-0092953

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $800,400.00

Affiant

Subscribed and sworn to before me this 19 day of September, 2018.

Notary Public
My commission expires: 10/14/19

Address of New Owner:	Send Tax Bills to:	Tax Information
Kara Faith Sweet and Kyle Stephen Sweet 178 Woodmont Boulevard Nashville, TN 37205	New Owner	116-08-0-019

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Harold Pendleton Caldwell, III and Susan Caldwell, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kara Faith Sweet and Kyle Stephen Sweet, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 110 on plan of Kenner Manor, as shown on plat of record in Plat Book 421, Page 100, 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 Harold Pendleton Caldwell, III and Susan Caldwell by deed form Laura Elizabeth Stovall of record in Instrument No. 20140610-0050271 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Kenner Mannor Land Cos of record in Book 421 Page 100 Register's Office for Davidson County, Tennessee.

This property is improved property known as 178 Woodmont Boulevard, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of September, 2018.

Harold Pendleton Caldwell, III by Susan Caldwell, His attorney-in-fact

Harold Pendleton Caldwell, III, by Susan Caldwell, His Attorney-in-fact

Susan Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of September, 2018, before me personally appeared Susan Caldwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of September, 2018.

Notary Signature
My commission expires: 2/25/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of September, 2018, before me personally appeared Susan Caldwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Harold Pendleton Caldwell, III acknowledged that such person executed the same as the free act and deed of Harold Pendleton Caldwell, III.

Notary Public

My Commission expires 2/25/19

201809190092953

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the 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, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020