This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 215777 DEEDWARR
04/09/2019 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190409-0032362

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 220,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of April, 2019

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Kelby Ray Caldwell
Lindsey Gregory
109 Benson Road
Nashville, TN 37214-2512
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09601002100

WARRANTY DEED

19NT00179

Effective the 8th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL A. HOWELL AND WIFE, DEBORAH D. HOWELL

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KELBY RAY CALDWELL AND LINDSEY GREGORY, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, begin a part of the East part of Lot 8, Plan of the Jerry Bowen Lane on Lebanon Pike as recorded in Plan Book 2, Page 134, Register's Office for said County, and being more particularly described as follows: Beginning at a point in the South line of Benson Road, being the Northwest corner of Lot 4, of the Standard-Guill property as recorded in Plat Book 843, Page 42, Register's Office said County, thence in a Southwardly direction along the line dividing Lot 4 from Lot 8 a distance of 150.0 feet to a point in the North line of Lot 10; thence in a Westwardly direction along the line dividing Lot 8 from Lot 10 a distance of 80.0 feet to the Southwest corner of this tract; thence in a Northwardly direction along a line running parallel with the West line of Lot 4 a distance of 150.0 feet to a point in the South line of Benson Road; thence in a Eastwardly direction along the South line of Benson Road a distance of 80.0 feet to the point of beginning. According to a survey by Campbell Surveying, dated April 23, 1981.

Being the same property conveyed to Michael A. Howell and wife, Deborah D. Howell by Warranty Deed from Mark A. Haggard and wife, Melissa H. Haggard, dated 04/06/2006 and recorded 04/10/2006 as Document No. 20060410-0040811, Register's Office for Davidson County, TN.

This is an improved property commonly known as 109 Benson Rd, Nashville, TN 37214.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8th day of April, 2019

Michael A. Howell
Michael A. Howell

Deborah D. Howell
Deborah D. Howell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael A. Howell and Deborah D. Howell, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8th day of April, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201904090032362

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: