WARRANTY DEED

ANN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,650.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-2-22

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5865C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Theodore J. Caldwell and Erin Olivia Blair	CapStar Bank	119-16-0-048.00
921 Drummond Drive	2002 Richard Jones Rd., Ste. 300A	
Nashville, TN 37211	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HAMIL M. RICH AND WIFE, EMILY M. SMITH, AS TO ONE-HALF (1/2) INTEREST, AND NED P. RICH, A MARRIED MAN, AS TO THE REMAINING ONE-HALF (1/2) INTEREST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THEODORE JOSEPH SHAUT CALDWELL, AN UNMARRIED MAN AND ERIN OLIVIA BLAIR, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Section Two, BattleWood of record in Plat Book 1835, Page (s) 95 and 96, 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 Hamil M. Rich and wife, Emily M. Smith, a one-half (1/2) interest to be held together as tenants by the entireties, and Ned P. Rich, a one-half (1/2) interest to be held as joint tenants with right of survivorship as to the other one-half (1/2) interest by Warranty deed from Megan Marks, unmarried of record in Instrument No. 20150922-0096154 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 22, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 921 Drummond Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 242449 **DEEDWARR**
06/12/2019 11:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,045.80

20190612-0056404

Witness my hand on the 11th day of June, 2019.

Hamil M. Rich

Emily M. Smith

Ned P. Rich by Hamil M. Rich, Attorney in fact

Ned P. Rich by Hamil M. Rich,

Attorney In Fact

* Said property being held by Ned P. Rich for investment purposes only and has never been his marital residence.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HAMIL M. RICH AND EMILY M. SMITH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2019.

Notary Public

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/11/21

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAMIL M. RICH, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of NED P. RICH for the purposes therein contained, and who further proved to me that he is the **Attorney In Fact** for NED P. RICH, and is authorized by NED P. RICH to execute this instrument on his behalf.

Witness my hand and official seal, this 11th day of June, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 19-5865C

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027