GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Julie Walker 3611 Woodmont Blvd. Nashville, TN 37215	SAME	Map 117-5 Parcel 146

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Thousand Dollars ($700,000.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert and Deborah Caldwell, individuals (the "Grantors"), have bargained and sold, and hereby transfer and convey to Julie Caldwell Walker, her heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantors covenant that, Grantors are lawfully seized and possessed of said property in fee simple, have good right to convey it and that it is unencumbered. Grantors further covenant and bind themselves and their heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument as of the 14th day of June, 2019.

GRANTORS:

Robert Caldwell

Karen Johnson Davidson County
Batch# 244378 DEEDWARR
06/17/2019 11:49:14 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00

20190617-0057950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Robert Caldwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 14th day of June, 2019.

Notary Public

My commission expires:

March 7, 2023

JESSICA VANAMBURG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 7, 2023

Deborah Caldwell

Deborah Caldwell

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned, a Notary Public, Deborah Caldwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 14th day of June, 2019.

Notary Public

My commission expires:

11/21/20

YAMILA AGUILERA
Notary Public, State of Texas
Comm. Expires 11-21-2020
Notary ID 13090824-0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $700,000.00.

Affiant

Sworn to and subscribed before me this 14th day of June, 2019.

Notary Public



My Commission Expires:

March 7, 2023

Exhibit A

Legal Description of the Property

Land in Davidson County, Tennessee, being Lots No.7 through 12, inclusive, of Block "D" on the Revised Plan of Life & Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Caldwell, by deed dated August 20, 2014 from Timothy H. Nichols and wife Anne Nichols, of record in Instrument No. 20140827-0078197, said Register's Office. Deborah Caldwell joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2019 real property taxes; and (b) all matters appearing on the plan of record in Book 843, page 102, said Register's Office.

This is improved property known as 3611 Woodmont Boulevard, Nashville, Tennessee 37215.