RETURN TO
Memorial Title, LLC
1630 NW Broad St, Suite 100
Murfreesboro, TN 37129
File # 4398

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

M-GCB-19-4144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chadd Caldwell	New Owner	
(NAME) **4139 Lavergne Couchville Pk**	(NAME)	**165-00-0-027.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MEG CRESSMAN, TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHADD CALDWELL, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE INTERSECTION OF LAVERGNE COUCHVILLE PIKE AND PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER AND CALLED FOR IN THE SUBJECT DEED TO THE PROPERTY, SAID NOISE BEING THE SOUTHWEST CORNER OF SUBJECT PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133534) AND THE SOUTHEAST CORNER OF BURNETTE CHAPEL CHURCH OF CHRIST PROPERTY, (BOOK 3649, PAGE 491):

THENCE, LEAVING THE CENTERLINE INTERSECTION WITH BURNETTE CHAPEL CHURCH OF CHRIST BOUNDARY AS FOLLOWS:
NORTH 08 DEGREES 44 MINUTES 50 SECONDS EAST, PASSING OVER A STEEL FENCE POST AT 62.81 FEET, FOR A TOTAL DISTANCE OF 209.96 FEET TO AN IRON PIN FOUND, NORTH 08 DEGREES 41 MINUTES 43 SECONDS EAST A DISTANCE OF 544.42 FEET TO A WOODEN FENCE POST AT FENCE INTERSECTION, SAID POST BEING THE SOUTHWEST CORNER OF AMNON SCHREIBMAN (INSTRUMENT NO. 20170705-0067301), SAID POST BEING LOCATED SOUTH 08 DEGREES 47 MINUTES 23 SECONDS WEST A DISTANCE OF 32.15 FEET FROM A 24 INCH HACKBERRY TREE AT NORTHEAST CORNER OF SAID BURNETTE CHAPEL CHURCH OF CHRIST PARCEL;

THENCE, WITH SOUTHERLY LINE OF SCHREIBMAN PROPERTY: SOUTH 56 DEGREES 09 MINUTES 48 SECONDS EAST, PASSING OVER A WOODEN FENCE POST CORNER AT 305.50 FEET, FOR A TOTAL DISTANCE OF 331.37 FEET TO A LOUD NOISE IN THE CENTERLINE OF LAVERGNE COUCHVILLE PIKE, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER AND CALLED FOR IN THE SUBJECT DEED TO THE PROPERTY;

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: SOUTH 34 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 656.09 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.60 ACRES, MORE OR LESS.

Being the same property conveyed to Lillie Whitley Love by Installment deed from Ollie Whitley, a widow of record in Book 4745, page 381, Register's Office for Davidson County, Tennessee, dated August 11, 1973 and recorded on September 12, 1973.

Being the same property conveyed to Lillie Love Revocable Trust by Quitclaim deed from Lillie Whitley Love of record in Instrument No. 20161220-0133534 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 20, 2016. The said Lillie Whitley Love (being one and the same as Lillie Love) having since died on October 16, 2017, the said Meg Cressman having been duly

Karen Johnson Davidson County
Batch# 337562 DEEDWARR
01/02/2020 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
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appointed Successor Trustee of the Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017 (being one and the same as the Lillie Love Revocable Trust), as of record in Case No. 17P-1821, in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4144 Lavergne Couchville Pk, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF DECEMBER, 2019.

Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017

BY: Meg Cressman
Meg Cressman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEG CRESSMAN, TRUSTEE of LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 13th of December, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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