RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4394

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

M-GCB-19-4139

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 16th 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)	**165-00-0-062.00**
(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:

COMMENCING 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, SAID NOISE BEING THE SOUTHWEST CORNER OF 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, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 362.02 FEET TO A POINT AT THE SOUTHWEST CORNER OF SUBJECT PARCEL 62, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133532), SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FOLLOWING CENTERLINE OF LAVERGNE COUCHVILLE PIKE: NORTH 34 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 294.07 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 AS CALLED FOR IN SUBJECT DEED, SAID NOISE BEING THE SOUTHWEST CORNER OF PARCEL 56, PROPERTY CONVEYED TO CLAUDE RICHESON, (BOOK 1248, PAGE 188);

THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF RICHESON: SOUTH 55 DEGREES 04 MINUTES 45 SECONDS EAST, PASSING OVER A FENCE CORNER POST AT 28.78 FEET, FOR A TOTAL DISTANCE OF 74.40 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF PARCEL 59, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220 0133536);

THENCE, WITH WESTERLY LINE OF SAID PARCEL 59: SOUTH 15 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 277.42 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF PARCEL 61, SAID PARCEL CONVEYED TO LILLE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133533);

THENCE, WITH NORTHERLY LINE OF SAID PARCEL 61: NORTH 66 DEGREES 14 MINUTES 21 SECONDS WEST, PASSING OVER A FENCE CORNER POST AT 146.42 FEET, FOR A TOTAL DISTANCE OF 170.67 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.79 ACRES, MORE OR LESS.

Karen Johnson Davidson County
Batch# 337569 DEEDWARR
01/02/2020 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20200102-0000256

Being the same property conveyed to Joe Charles Love and wife, Lillie Mai Whitley Love by Warranty deed from Willie C. Whitley, Sr. and wife, Ollie Mai Whitley of record in Book 1808, page 485, Register's Office for Davidson County, Tennessee, dated February 28, 1950 and recorded on March 8, 1950. The said Joe Charles Love having since died on January 1, 2014.

Being the same property conveyed to Lillie Love Revocable Trust by Quitclaim deed from Lillie Mai Whitley Love of record in Instrument No. 20161220-0133532 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 20, 2016. The said Lillie Mai Whitley Love (being one and the same as Lillie Love) having since died on October 16, 2017, the said Meg Cressman having been duly 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: **4139 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

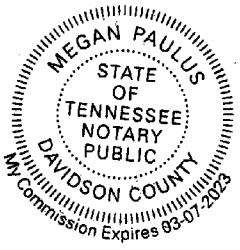
BY: Meg Cressman
Meg Cressman
Trustee

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)



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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