Karen Johnson Davidson County
Batch# 340279 **DEEDWARR**
01/08/2020 10:34:33 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200108-0002617

WARRANTY DEED

2019-1615

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of November, 2019.

(Affix Seal) Notary Public,
My Commission Expires: 6-24-2023

APRIL G NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brandon Mizuno 910 McClurken Avenue Nashville, TN 37206	NEW OWNER	07213045100

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, I/we, **Clarence E. Caldwell, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brandon Mizuno**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 229 as shown on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73 and in Book 572, page 430, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence E. Caldwell Jr., unmarried, by Warranty Deed from Dane E. Peoples Sr., and wife, Trina M. Peoples dated March 31, 2005 and recorded April 7, 2005 in Instrument No. 200504070038330, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 910 McClurkan Avenue, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of November, 2019

Clarence E. Caldwell JR by Lonnie Caldwell

Clarence E. Caldwell, Jr., by Lonnie Caldwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of November, 2019, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Lonnie Caldwell, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Clarence E. Caldwell, Jr., and as such Attorney in Fact for Clarence E. Caldwell, Jr., he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Clarence E. Caldwell, Jr., and is authorized by Clarence E. Caldwell, Jr .to execute this instrument on behalf of Clarence E. Caldwell, Jr.

Witness my hand and official seal on this 27th day of November, 2019.

Notary Public
My Commission Expires: 6-24-2023

