Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-U397

WARRANTY DEED

LAUREN TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-GCB-19-4145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Andee Anthony
Affiant

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

Lauren J. Tipton
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)	**165-00-0-061.00**
(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, **JOE RICKY LOVE, A MARRIED MAN AND STEVEN WHIDBY, AN UNMARRIED MAN,** 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 THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY 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 196.72 FEET TO A POINT AT THE SOUTHWEST CORNER OF SUBJECT PARCEL 61, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133533), 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 165.30 FEET TO A POINT AT THE SOUTHWEST CORNER OF PARCEL 62, LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133532), THENCE, WITH LEAVING THE CENTERLINE WITH SOUTHERLY LINE OF SAID PARCEL 62: SOUTH 66 DEGREES 14 MINUTES 21 SECONDS EAST, PASSING OVER A FENCE CORNER POST AT 24.25 FEET, FOR A TOTAL DISTANCE OF 170.67 FEET TO AN IRON PIN SET IN THE WEST LINE 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 177.80 FEET TO AN IRON SET AT THE NORTHEAST CORNER OF PARCEL 113, SAID PARCEL CONVEYED TO LILLIE LOVE REVOCABLE TRUST (INSTRUMENT NO. 20161220-0133535); THENCE, WITH NORTHERLY LINE OF SAID PARCEL 113: NORTH 62 DEGREES 51 MINUTES 30 SECONDS WEST, PASSING OVER AN IRON PIN SET AT 205.66 FEET, FOR A TOTAL DISTANCE OF 229.26 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.78 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOE RICKY LOVE, A MARRIED MAN, AND STEVEN WHIDBY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY TRUSTEE'S QUITCLAIM DEED FROM MEG CRESSMAN, TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004 AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017, OF RECORD IN INSTRUMENT NO. 20190712-0068019, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 9, 2019 AND RECORDED ON JULY 12, 2019.

DONNA MARIE LOVE, WIFE OF THE SAID JOE RICKY LOVE, DOES HEREBY EXECUTE THIS DEED TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

Karen Johnson Davidson County
Batch# 347798 DEEDWARR
01/23/2020 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20200123-0008558

This conveyance is subject to:
- Taxes for the year 2020 and subsequent.
- Restrictive Covenant for Detached Farm Accessory Building of record in Instrument No. 20110919-0072453, in the Register's Office for Davidson County, Tennessee.
- Easement(s) set out in Instrument No. 20161220-0133535, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6488, Page 537, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4145 Lavergne Couchville Pike, 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.

Joe Ricky Love

Steven Whidby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE RICKY LOVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN WHIDBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

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

Witness my/our hand(s) this the 13th DAY OF DECEMBER, 2019.

Donna Marie Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA MARIE LOVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

CERTIFICATE OF AUTHENTICITY

I, Lauren Tipton, 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.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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