Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,510,000.00

Affiant

Subscribed and sworn to before me this 20th **day of August, 2021.**

Notary Public
My commission expires: 5/5/2025

MELISSA A. NEOBIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 704020 **DEEDWARR**
08/25/2021 10:18:27 AM 4 pgs
Fees: $23.00 Taxes: $5,587.00

20210825-0114665

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nashville Modernist Properties, LLC 6017 Sherwood Drive Nashville, TN 37215	Same	146-09-0-005

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Harold P. Caldwell and Susan N. Caldwell, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nashville Modernist Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Lakeview Manor not of record in described according to a survey made by M. F. Himes, Surveyor, February 27, 1954, as follows:

Beginning on the northeasterly margin of Norfleet Drive at the southwest Corner of the property conveyed to Ernest A. Rice, Jr. and wife, by deed from Jean D. Gilmore and wife, of record in Book 2148 Page 595, Register's Office for Davidson County, Tennessee, said point being the southwesterly corner of Lot No. 27 on the Plan of Lakeview Manor as of record in Book 2133 Page 39, 40, and 41, Register's Office for Davidson County, Tennessee, thence North 34 degrees 02' East 175.6 feet; thence South 76 degrees 44' East 284.1 feet; thence North 57 degrees 03' East 177.7 feet; thence South 89 degrees 39' East 469.56 feet; thence South 88 degrees 29' East 288.10 feet; thence South 23 degrees 32'

30" East 85 feet; thence South 74 degrees 56' 30" East 228.48 feet; thence South 53 degrees 31' East 223.35 feet; thence South 80 degrees 39' West 1392.58 feet to the northeasterly margin of said Norfleet Drive; thence with the same, northwestwardly 466.4 feet to the beginning, containing 10.77 acres more or less.

The following described property is included in the legal description but expressly excluded.

TRACT ONE: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the easterly side of Norfleet Drive, and being further described according to a survey by Wm. Robert Seigenthaler, dated March 29, 1989, as follows:

Beginning at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County, Tennessee; thence with the future right of way line of the northeasterly margin of Norfleet Drive and with a curve to the left having a radius of 50.00 feet, a distance of 74.84 feet to a point: thence with the east property line of lot 2 of the subdivision of Lot 29 of Lakeview Manor Subdivision, not of record, North 28 degrees 31 minutes 15 seconds East 394.52 feet to a point; thence North 9 degrees 21 minutes West 40.72 feet to a concrete monument at the common rear corner of Lot 28 and Lot 30 on the plan of Lakeview Manor, of record in Plat Book 2133, page 39, Register's Office for Davidson County, Tennessee; thence South 89 degrees 44 minutes 10 seconds East 468.9 feet to a concrete monument; thence South 88 degrees 38 minutes East 287.5 feet to a concrete monument; thence 83 degrees 41 minutes 30 seconds East 84.95 feet to a concrete monument; thence South 75 degrees 05 minutes 10 seconds East 2270 feet to a concrete monument; thence South 53 degrees 39 minutes 40 seconds East 221.9 feet to a concrete monument; thence South 80 degrees 39 minutes West 1,389.9 feet to the point of beginning, and containing 8.748 acres. '

TRACT TWO: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the northeasterly side of the present right of way of Norfleet Drive, and being a small parcel of land between the present right of way of Norfleet Drive and the future right of way of Norfleet Drive and being further described according to a survey, dated March 29, 1989 by Wm. Robert Seigenthaler, as follows:

BEGINNING at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County,

Tennessee; thence with the present right of way of said Norfleet Drive, North 56 degrees 25 minutes 25 seconds West 65.89 feet to a point; thence North 28 degrees 31 minutes 15 seconds East 12.15 feet to a point in the future right of way of Norfleet Drive; thence with said future right of way of Norfleet Drive and with a curve to the right having a radius of 50.00 feet, a distance of 74.84 feet to the point of beginning and containing 0.013 acre.

Being the same property conveyed to The Nature Conservancy by deed from Harold P. Caldwell, Jr. and Martha Ann Caldwell of record in Book 7917 Page 934 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold P. Caldwell and wife, Susan N. Caldwell, by Quitclaim Deed from Martha Ann B. Caldwell of record in Instrument No. 20170118-0005343 and corrected in Instrument NO. 20180413-0035082, Register's Office for Davidson County, Tennessee, and dated January 18, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Lakeview Manor of record in Plat Book 2133 Page 39, 40, and 41, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 2270 Page 514 and amended in Book 4184 Page 204, the official records of Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1108 Norfleet Drive, Nashville, TN 37220

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), its successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of August, 2021.

Harold P. Caldwell by Susan N. Caldwell
His attorney in fact

Harold P. Caldwell, by Susan N. Caldwell, His Attorney-in-fact

Susan N. Caldwell

Susan N. Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the state and country aforesaid, Susan N. Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument on behalf of Harold P. Caldwell, as the free act and deed of Harold P. Caldwell, the within named bargainer and that he as such bargainer executed the foregoing instrument for the purpose therein contained, by signing the name as bargainer.

Witness my hand, at office, this 20th day of August, 2021.

NOTARY PUBLIC

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2021, before me personally appeared Susan Caldwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY