BCK 2

BOOK 11596 PAGE 253

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ CONTRA COSTA
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: January 22, 2003
(AFFIX SEAL)

DENNIS E. TESSLER
Commission # 1208858
Notary Public - California
Contra Costa County
My Comm. Expires Jan 22, 2003

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Calvani as Trustee /Ltr/	new owner	MAP 104-11
(NAME)	(NAME)	
2009 24th Avenue South		PARCEL 322.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary V. Anderson and Jeffrey S. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Calvani as Trustee for The Dominic Mario Calvani Trust, with full power to transfer, convey, lease, mortgage or otherwise encumber without * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*joinders of any beneficiary,

Land in Davidson County, Tennessee, BEING Lot No. 100 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffery S. Harris and Mary V. Anderson, as tenants in common by deed from Sabilla H. Prenzel, being unmarried and the widow of Wallace John Prenzel of record in Book 5749, Page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 7; all of record in the Register's Office for Davidson County, Tennessee.

99 JUL 30 PM 2:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 06618082

unimproved ( )
This is improved (X) property, known as 2009 24th Avenue South, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

070 01 03CHECK
477.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 28th day of June, 19 99

Mary V. Anderson

Jeffrey S. Harris

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STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Marin
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary V. Anderson and Jeffrey S. Harris

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood ~~Mill Valley~~ California, Tennessee, this ~~28th~~ 29th day of June, 19 99.

Commission expires ~~9/7/2001~~

Eleanor M. Cherier
Notary Public

ELANOR M. CHERIER
Commission # 1154731
Notary public - California
Marin County
My Comm. Expires Sep 7, 2001

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF CONTRA COSTA

Before me, Dennis E. Tessler, Notary Public within and for the State and County aforesaid, personally appeared Mary V. Anderson and _____ with whom I am personally acquainted and who upon ~~[illegible]~~ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Mary V. Anderson and Jeffrey S. Harris

TO

Terry Calvani as Trustee for and The Dominic Mario Calvani Trust

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Contra Costa } ss.

On June 30, 1999 (Date), before me, Dennis E. Tessler, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Mary V. Anderson (Name(s) of Signer(s)),

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dennis E. Tessler
Signature of Notary Public

DENNIS E. TESSLER
Commission # 1208858
Notary Public - California
Contra Costa County
My Comm. Expires Jan 22, 2003

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 30, 1999 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06118082

IDENTIF. ← REFERENCE

99 JUL 30 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.50
CHECK	477.50

07/30/99 01 14:12 0001 9424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497664