WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/03 10:32 3pgs
Fees:18.00 Taxes:414.40

20030617-0083100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Mary Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jackson	Argent Mortgage Company, LLC	083-03-0-170.00
(NAME) 1112 Riverside Drive	(NAME) 333 Westchester Avenue, 1st Floor	
(ADDRESS) Nashville, TN 37206	(ADDRESS) White Plains New York 10604	
(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, John A. Calvo III , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jackson , 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:

Land in Davidson County, Tennessee, being Lot No. 6 in the G.W. Carver's unrecorded subdivision of lots Nos. 18, 19 and parts of Lots Nos. 20, 21, 22, 23, 8 and 9 of W.S. Ashworth's Resubdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, as follows:

BEGINNING at the Southwest corner of Riverside Drive and Greenwood, formerly Greenway Avenue; thence, with the southerly margin of Greenwood Avenue, westerly 197 feet to the easterly margin of the Lewisburg and Northern Railroad, right-of-way; thence, with the easterly margin of said right-of-way in a southeasterly direction

Continued on next page.

Being the same property conveyed to John A. Calvo III by Quitclaim deed from Martin L. Hines, unmarried and Ryan Taylor Ricks and wife, Teresa Bandy Reall of record in Instrument No. 20030617008300 Register's Office for said County. Further conveyed to Jon A. Calvo, III, unmarried, Martin L. Hines, unmarried and Ryan Taylor Ricks and wife, Teresa Bandy Reall by Warranty Deed from Teige Renovations, A Partnership composed of Jered Teige and Douglas Day of record in Book 10603, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1112 Riverside Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 11th day of June, 2003.

John A. Calvo III

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John A. Calvo III the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 11th day of June, 2003.

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2304064
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

70 feet to the corner of Lots 6 and 7; thence, with the line between said two lots, eastwardly 145 feet, more or less, to the westerly margin of Riverside Drive; thence, with the westerly a margin of said drive, northerly 50 feet to the point of beginning.