# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon A. Calvo III | Jon A. Calvo III | 116-03-0/066.00 |
| (NAME) 136 Kenner Avenue | (NAME) 136 Kenner Ave. | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37205 | |
| (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, **Valerie M. Webb, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Calvo, III,** unmarried 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 the southerly ½ Lot No. 13 on the plan of the Kenner Manor Land Company second subdivision of the Kenner tract of record in plat book 421, page 100 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a complete and accurate description.

Being the same property conveyed to Valerie M. Webb from Daniel J. McCormick and wife, Carrie S. McCormick by Deed dated May 29th, 1998 and filed for record in Book 10959, page 677 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 421, Page 100 Register's office of Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated an assumed by the Grantees

unimproved ☐

This is improved ☒ property, known as 136 Kenner Ave., Nashville, TN 37205

(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 hand this.

Valerie M. Webb

Davidson County DEEDWARR
Recvd: 01/27/05 13:35 2 pgs
Fees:13.00 Taxes:1113.70

20050127-0010205

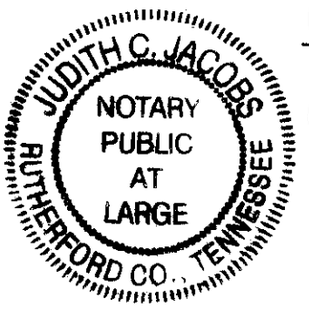
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Valerie M. Webb the bargainor (s), 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 at Nashville, Tennessee this 24th day of January, 2005.

Commission expires: March 15, 2008




Judith C. Jacobs Notary Public