WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 6-26-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/04/05 10:49 2 pgs
Fees:13.00 Taxes:222.00

20050404-0036117

WILLIAMSON COUNTY, TN
NOTARY PUBLIC
ALICE G. NICHOLS

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldo C. Calabrese	WR Starkey Mortgage, LLP	147-7B-35
(NAME) 4958 Edmondson Pike Unit G-35	(NAME) 5055 W. Park Blvd. Suite 300	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Plano, TX 75093,	
(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, Carolyn Greene, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aldo C. Calabrese, a single man 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:

Being Unit No. G-35, on the Plan of Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Greene, by deed of record in Instrument No. 200007030065592, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Carolyn Greene by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050404-0036116, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4958 Edmondson Pike G-35, Nashville, TN 37211
(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.

MAR. 24. 2005 5:22PM ADVANTAGE TITLE 615-777-2015 NO. 6723 P. 17

Witness my hand this 25th day of March, 2005.

Carolyn Greene by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of March, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Carolyn Greene and who acknowledged that she executed the same as the free act and deed of the said Carolyn Greene, through Power of Attorney granted she by the said Carolyn Greene.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

KRYSTEN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Notary Public