Box 13 #9722

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

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
Edward Meadows	Edward Meadows	175-77
(NAME) 436 KinHawk Dr	(NAME) 436 KinHawk Dr	
(ADDRESS) Nashville, TN. 37211	(ADDRESS) NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/22/05 14:28 2 pgs
Fees:13.00 Taxes:555.00

20050422-0045224

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, James Ross Calvin and wife, Linda Faye Calvin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Meadows, 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 the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by S.R. Sanford, Jr., September 2, 1947, as follows: Beginning at a point in the center of Murfreesboro Pike at the west corner of the property conveyed to Roy V. Parsley and wife, by deed from Grace E. Shipley et al., as of record in Book 3343, Page 279, Register's Office for said County; thence with said Parsleys northwesterly line North 43° 15' East 322.5 feet to an iron pin in the southwesterly line of the property conveyed to Louis R. Linx, et al as of record in Book 1390, Page 19, said Register's Office; thence with said Linx's southwesterly line North 52° 15' west 141.5 feet to an iron pin a the corner of said Linx's property; thence with a southeasterly line of said Linx's property south 37° 30' West 311.5 feet to the corner of Murfreesboro Pike; thence with the center of said Pike South 46° 30' feet to the beginning, containing 1.3 acres, more or less.

Being the same property conveyed to James Ross Calvin and wife, Linda Faye Calvin, by deed of record in Book 8538, Page 982, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4162 Murfreesboro Road, Antioch, TN 37013

(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 our hands this 18th day of April, 2005.

James Ross Calvin

Linda Faye Calvin

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 James Ross Calvin and wife, Linda Faye Calvin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2005.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

