HOA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES 1-26-2008.
(AFFIX SEAL)

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 26, 2008

Davidson County DEEDWARR
Recvd: 06/27/05 15:50 2 pgs
Fees:13.00 Taxes:442.89
20050627-0073827

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Calvin L. Calhoun	SunTrust Mortgage, Inc.	072-07-0
1278 Kenmore Place	P.O. Box 305110	GROUP
Nashville, Tennessee 37216	Nashville, TN 37230-5110	PARCEL 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Nineteen Thousand Seven Hundred Dollars and Zero Cents ($119,700.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, B & T Building Group, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Calvin L. Calhoun, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3 on the Resubdivision of a Portion of Lots 62 and 63 on the Map of Kenmore Place as shown on plat of record as Instrument No. 20041115-0136949 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to B & T Building Group, LLC, by deed dated February 28, 2005, from Carter E. Bolling, unmarried, of record as Instrument No. 20050302-0023154 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1278 Kenmore Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 24th day of June, 2005.

B & T Building Group, LLC

By: _____
Randy Tobitt, Member

By: _____
Jason S. Browning, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Tobitt and Jason S. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as its sole members.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2005.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee