Box 13 # 11417

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-07
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/07 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 05/10/06 11:01 2 pg:
Fees:13.00 Taxes:638.25
20060510-0054794

D-0689

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haval Saadlla	Countrywide Financial Corp.	146-04-0 010.00
(NAME) 708 Harding Place	(NAME) 801 Crescent Centre Dr. Ste. 520	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(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, Terri Gail Calderon, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Haval Sadulla, a married 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 Lot No. 689 on the Plan of Section [redacted], Caldwell Hall, of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 689 fronts 80 feet on the northerly side of Harding Place, and extends back 117.91 feet on the easterly line and 170 feet on the westerly line, to a dead line in the rear on which it measures 95.47 feet.

Included in the above-described tract but specifically excluded therefrom is the following described real property:

Beginning at a point on the north existing right of way line of State Route 255 (Harding Place), said point being on the common property line between Margaret P. Yates and Grantors herein and located 42.88 feet left of State Route 255 (Harding Place) survey centerline station 123+49.58; thence with said common property line North 07 degrees 51 minutes 13 seconds West a distance of 17 feet, more or less, to a point located on the north proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line North 81 degrees 47 minutes 47 seconds East a distance of 80 feet, more or less, to a point located on the common property line between T. Edward and Peggy W. Potts and the grantors herein; thence with said common property line South 07 degrees 51 minutes 13 seconds East a distance of 17 feet, more or less, to a point located on the north existing right of way line of State Route 255 (Harding Place), said point being 42.39 feet left of survey centerline station 124+29.58; thence with said existing right of way line South 82 degrees 08 minutes 47 seconds West a distance of 80 feet to the point of beginning and containing 1,390 square feet, more or less.

BEING all of the same property conveyed to Terri Gail Calderon by Quitclaim Deed dated 1/30/2003 from Janice Nancy Schim of record in Instrument No. 20030130-0012909, Register's Office for Davidson County, Tennessee. AND REFERENCE BOOK 10970, PAGE 433, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 708 Harding Place, 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.

Witness my hand this 26th day of April, 2006.

Terri Gail Calderon

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 Terri Gail Calderon the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2006.

Commission expires:

01/24/09

Dana Delworth Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216