WARRANTY DEED

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Calhoun, unmarried	First Guaranty Mortgage	150-14-0-A-121.00-CO
(NAME) 4101 Pleasant Colony	(NAME) 8180 Greensboro Dr., Ste 500	
(ADDRESS) Antioch,TN,37013	(ADDRESS) Mclean, VA 22102	
(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, I, Brian M. Howarth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Calhoun, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~RUTHERFORD~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 805, Calumet, Phase 8, of record in Plat Book 9700, Page 736, Register's office, Davidson County, Tennessee.

Being the same property conveyed to Brian M. Howarth, by Warranty Deed dated 3/30/05, of record in Instrument No. 20050404-0036014, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 10848, page 873, said Register's office.; By-Laws of record in Book 11356, page 224, said Register's office.; Charter of record in Book 11356, Page 218, said Register's Office.; All matters shown on the plan of record in Plat Book 9700, Page 736; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4101 Pleasant Colony, 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.

Davidson County DEEDWARR
Recvd: 08/15/06 13:34 2 pgs
Fees:13.00 Taxes:654.90

20060815-0100396

Witness my hand this 3 August day of July, 2006.

Brian M. Howarth

STATE OF California
COUNTY OF San Diego

I, Cynthia M. Porter, a Notary Public of the County and State first above written, do hereby certify that Brian M. Howarth personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd August day of July, 2006.

Notary Public

My Commission Expires: 2.22.08

(SEAL)

CYNTHIA M. PORTER
Commission # 1471466
Notary Public - California
San Diego County
My Comm. Expires Feb 22, 2008

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130

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