2669
Box 186

WARRANTY DEED

ET-06-0654

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,250.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van L. Calhoon	Mortgage Resources (NAME)	
321 Timberway Circle (ADDRESS)	3441 Lebanon Pk #112 (ADDRESS)	108-7-B-109.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Hermitage TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL GARRIDO, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VAN L. CALHOON AND WIFE, PAMELA H. CALHOON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 109 OF TIMBERLAKE CONDOMINIUM, A HORIZONTAL REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON EXHIBIT A-2 TO THE MASTER DEED OF RECORD IN BOOK 6549, PAGE 475 AND BY INSTRUMENT OF CLARIFICATION OF RECORD IN BOOK 6561, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILED DESCRIPTION, TOGETHER WITH THE SAID APARTMENTS APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GARRIDO, SINGLE BY WARRANTY DEED FROM MAKEBA L. WILLIAMS, MARRIED, NORRIS GHOLSTON, AND DAMOND BOATRIGHT, RECORDED ON THE 15TH DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041115-0136764, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Book 6549, page 475; Book 6561, page 141; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 321 Timberway Circle, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of December, 2006.

Michael Garrido

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 01/02/07 12:11 2 pgs
Fees:13.00 Taxes:322.83

20070102-0000412

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Pasco

On this the 27th day of December, 2006, before me personally appeared Michael Garrido, single to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of December, 2006.

Notary Public

My Commission Expires: Oct 7, 2007

(SEAL)

Douglas E. McMahon
Commission #DD256528
Expires: Oct 07, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520