Davidson County DEEDWARR
Recvd: 07/24/07 08:59 2 pgs
Fees:13.00 Taxes:573.13
20070724-0087578

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jason Lee Prosch
2436 Kimberly Drive
Nashville, TN 37214-1418

MORTGAGEE

SEND TAX BILLS
Suntrust Mortgage Inc.
201 4th Ave. So.
Nashville, TN 37219

MAP-PARCEL:
073-08-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry D. Calvetti, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Lee Prosch, unmarried,** 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 Davidson County, Tennessee, being Lot No. 304 on the plan of Sunset View, Section Four, of record in Plat Book 2854, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry D. Calvetti, unmarried by deed from Michael Anthony Brown and wife, Barrie Susan Brown of record in Instrument Number 20040217-0017994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2956, Page 595; easements, covenants and conditions as shown on the plan of record in Plat Book 2854, Page 63, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2436 Kimberly Drive Nashville, TN 37214-1418.**

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 13th day of July, 2007.

Larry D. Calvetti

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry D. Calvetti, unmarried, 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 this 13th day of July, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN

My Commission Expires: 12.11.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$154,900.00.**

AFFIANT

MELINDA M. WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 13th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 3-20-10