RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/07 10:23 3 pgs
Fees:18.00 Taxes:460.65
20070920-0112550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00.

Florence Hays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2007.

Angela Harris
Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

ANGELA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Monge-Lopez and Maria Monge-Lopez	Same	
(NAME)	(NAME)	Map 133-10-O-18
3736 Tibbs Drive		
(ADDRESS)	(ADDRESS)	Parcel
Nashville, TN 37211		
(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, **MILDRED EDITH CALVERT, TRUSTEE OF THE MILDRED EDITH CALVERT REVOCABLE LIVING TRUST**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RAFAEL MONGE-LOPEZ AND MARIA MONGE-LOPEZ, husband and wife**, 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. 19, Leonard Heights, as shown of record in Book 2330, page 15 and as amended in Book 2485, page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Conard Elton Calvert, unmarried, by deed from Lewis E. Gaines and Joe Gaines of record in Book 2492, page 77, Register's Office for Davidson County, Tennessee. By Quitclaim Deeds of record in Book 3506, page 407 and Book 4972, page 985, said Register's Office, subject property vested in Conard Elton Calvert and wife, Mildred E. Calvert. The said Conard Elton Calvert having since died and subject property vested in Mildred E. Calvert, as the surviving tenant by the entirety. By Quitclaim Deed of record in Instrument No. 20031112-0165537, said Register's Office, Mildred Edith Calvert quitclaimed all of her right, title and interest in subject property to The Mildred Edith Calvert Revocable Living Trust, through Mildred Edith Calvert, Trustee.

This conveyance is subject to (a) 2007 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3736 Tibbs Drive, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 14th day of September, 2007.

The Mildred Edith Calvert Revocable Living Trust

By: Mildred Edith Calvert, Trustee

Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Edith Calvert, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Trustee of The Mildred Edith Calvert Revocable Living Trust, the bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained by signed the name of Trust by herself as Trustee.

Witness my hand and official seal at Murfreesboro Tennessee on this 14th day of September, 2007.

Notary Public

Commission expires:



PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010