RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

File Box 30

WARRANTY DEED

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
800308

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,675.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

STATE OF TENNESSEE NOTARY PUBLIC — SELINA KNIGHT — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Calvin and Kristina Calvin husband and wife	New Owner	
(NAME) 812 Bettie Drive	(NAME)	044 09 0 039.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **VERONICA G. HARDIN, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER CALVIN AND KRISTINA CALVIN, 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Knoll Subdivision, Section III, of record in Book 2854, page 110, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 43 fronts 65 feet on the southwesterly side of Bettie Drive and extends back 200.6 feet on the northwesterly line and 164.9 feet on the southeasterly line to a dead line in the rear, measuring 75.7 feet thereon.

Being the same property conveyed to Veronica G. Hardin, by deed from Brian Williams, Executor of the Estate of Sheila L. Williams, deceased, of record in Instrument No. 20061010-0125744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 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 812 Bettie Drive, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 08/18/08 15:56 2 pg
Fees:13.00 Taxes:498.30

20080818-0084874

Witness my hand this 7th day of August, 2008.

Veronica G. Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Veronica G. Hardin, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 7th day of August, 2008.

My Commission expires:

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires MAY 2, 2011