BILL GARRETT, Davidson County
Trans:T20100017274 DEEDWARR
Recvd: 03/24/10 13:28 2 pgs
Fees:13.00 Taxes:129.50
20100324-0022101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant Eloise J. Thompson

Subscribed and sworn to before me on this 19th day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-25-2012

This Instrument Was Prepared By & Return To:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Villarreal and Romeo Calderon	Yolanda Villarreal and Romeo Calderon	
(NAME) 1912 Meadow Cliff Drive	(NAME) 53 Jay Street	Map and Parcel 95-5-A-35CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacquelynn Carr, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yolanda Villarreal and Romeo Calderon, wife and husband, as tenants by the entirety**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Belle Acres Subdivision, of record in Plat Book 5200, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACQUELYNN CARR, by deed from BEN MERRITT AND WIFE, BONNIE MERRITT, A PARTNERSHIP DBA BEN MERRITT CONSTRUCTION, CO., of record in book 5741, page 969, dated April 30, 1981, said Register's Office.

This is improved property known as 1912 Meadow Cliff Drive Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of March, 2010.

Jacquelynn Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Jacquelynn Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of March, 2010.

Notary Public

My Commission Expires: 7-25-2012

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012