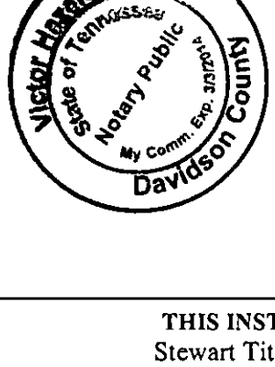
File No. 210070362

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15874

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100049962 DEEDWARR
Recvd: 08/12/10 10:08 2 pgs
Fees:13.00 Taxes:518.00

20100812-0063678

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Calvin	James R. Calvin	09015004400
(NAME) 474 Sunliner Dr.	(NAME) 474 Sunliner Dr.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Virgil Rhea Dailey II, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James R. Calvin and wife, Linda F. Calvin**, hereinafter called the grantee(s), 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 all of Lot No. 301, on the plan of Charlotte Park, Section Ten, of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Virgil Rhea Dailey, II, Unmarried by Deed from Virgil Rhea Dailey, II and Rochelle D. Dailey, Both Unmarried, dated 04/08/2002 and filed for record on 04/17/2002 in Instrument No. 20020417-0047592, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 2900, Page 78, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 474 Sunliner Drive, Nashville, TN 37209
(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 hands this 4th day of August, 2010.

Virgil Rhea Dailey II

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Virgil Rhea Dailey II, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of August, 2010.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 210070362

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075