BILL GARRETT, Davidson County
Trans:T20120025832 DEEDWARR
Recvd: 04/10/12 08:01 2 pgs
Fees:13.00 Taxes:457.05
20120410-0030342

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William P. Loveland 119 Lindberg Ave. Goodlettsville, TN 37072	Same as New Owner	Map 19-13 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TERRY S. CALONGE and wife SHERI J. CALONGE, husband and wife, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do hereby transfer and convey unto WILLIAM P. LOVELAND, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 27 and the northeasterly part of Lot No. 28 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING at a point on the southerly margin of Lindbergh Avenue at the northeast corner of a part of said Lot No. 28 conveyed to William Leroy Brinkley, by A. A. McDaniel by deed of record in Book 2970, page 396, said Register's Office; thence with the eastern boundary line of said Brinkley property southerly 134 feet to Brinkley's southeast corner; thence with said margin northerly 122 feet to th southwest corner of said Church Street and Lindbergh Avenue; thence with the southerly margin of said Avenue, westerly 60 feet, more or less, to the beginning.

BEING the same property conveyed to TERRY S. CALONGE and wife SHERI J. CALONGE by deed dated August 22, 2005, from WADE E. DUNN filed for record as Instrument No. 20050822-0099449 in the Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 119 Lindberg Avenue, Goodlettsville, TN 37072.

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, his heirs and assigns, forever.

And I, the GRANTORS, do covenant with the said GRANTEE, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2012, which are a lien, but not yet due and payable, have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

And, I, the GRANTORS, do further covenant and bind themselves, their heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This property is not a marital residence, and as such, is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TERRY S. CALONGE

SHERI J. CALONGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY S. CALONGE and wife SHERI J. CALONGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $123,526.00.

Affiant

Sworn to and subscribed before me, this the 27th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY