WARRANTY DEED

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.**

Lindsey G. Boswell
Affiant

Subscribed and sworn to before me, this the 7th day of September, 2012.

John Cobb Rochford
Notary Public

My commission expires: 1/6/2015
(AFFIX SEAL)

~~THIS~~ INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Smith	SunTrust Mortgage, Inc.	**Map 083-09-0 Parcel 259.00**
13 S. 13th St.	1001 Semmes Avenue	
Nashville, TN 37206	Richmond, VA 23224	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Clark M. Calvert and wife, Leigh Taylor Manning Calvert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Elizabeth Smith, a single woman

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 the north 50 feet of the South 100 feet of Lots 8, 9, and 10 on the map of E.S. Priests Subdivision of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee. Said part of said lots front 50 feet on the east side of South 13th Street and runs back between parallel lines 150 feet to a 15-foot alley dedicated by instrument of record in Book 424, Page 630, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clark M. Calvert, unmarried, by Deed from Jerry Wayne Criswell and wife, Sandra Sue Criswell, of record in Instrument No. 20090902-0082408, Register's Office for Davidson County, Tennessee.

LEIGH Taylor Manning Calvert, spouse of the above named Clark M. Calvert, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **13 S. 13th St., Nashville, TN 37206**

Davidson County DEEDWARR
Recvd: 09/10/12 11:08 3 pgs
Fees:18.00 Taxes:1239.50
20120910-0081745

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 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 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/our hand(s) this **7th** day of **September, 2012.**

Clark M. Calvert

Leigh Taylor Manning Calvert

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Clark M. Calvert and Leigh Taylor Manning Calvert,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **7th** day of **September, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Certificate of Authenticity

I, John Cobb Rochford 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, 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: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY