This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $10,000.00.

Affiant

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

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Maria O. Juarez 265 Bart Dr Antioch, TN 37013	New Owner	162-3-417

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ABELARDO B. CALDERON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIA O. JUAREZ, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 2, Colewood Hills, Section Two, as of record in Book 5210, page 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abelardo B. Calderon, a single person, by deed from Federal Home Loan Mortgage Corporation, dated January 06, 2012 of record in Instrument No. 20120130-0008086, said Register's Office for said County.

Also being the same property conveyed to Federal Home Loan Mortgage Corporation, by deed recorded 12-05-2011 in Instrument No. 20111205-0094764, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 265 Bart Dr, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of September, 2012.

Abelardo B Calderón
Abelardo B. Calderon

BILL GARRETT, Davidson County
Trans:T20120068015 DEEDWARR
Recvd: 09/11/12 10:30 2 pgs
Fees:13.00 Taxes:37.00
20120911-0082248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abelardo B. Calderon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2012.

My commission expires: 6/20/2016

Notary Public

