Realty Title and Escrow Co., Inc.
N Mt Juliet Rd
uliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092947 DEEDWARR
Recvd: 12/05/12 12:29 2 pgs
Fees:13.00 Taxes:370.00
20121205-0111980

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle Pan	Michelle Pan	04414002100
(NAME) 237 Martingale Drive	(NAME) 1435 Robinson Rd / ~~237 Martingale~~ Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, we, **Richard C. Calligan, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michelle Pan**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 237, Block 4, on the Plan of Cumberland Terrace, Part 1, of record in Plat Book 1424, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Calligan by Deed from Patricia Meador Larson, Phillip Ira Meador and Phillip Ira Meador, Administrator and Penny Lee Castillo, Heirs at Law of Ruby Charlene Meador, deceased, dated 06/26/2012 and filed for record on 07/06/2012 in Instrument 201207060059330, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 49, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 237 Martingale Drive, Old Hickory, TN 37138
(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/or 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/or 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 29th day of November, 2012.

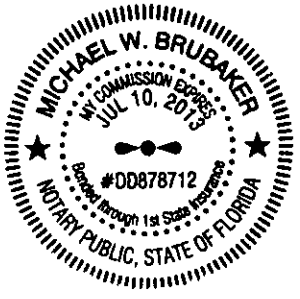
Richard C. Calligan

State of Florida
County of Sarasota

Personally appeared before me Richard C. Calligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2012.

Notary Public Michael W Brubaker
My Commission Expires: 7-10-13



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122