WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/13 08:21 2 pgs
Fees:13.00 Taxes:629.00
20130220-0016606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall R. Calvert and Carrie L. Calvert	New Owner	171-07-0B-005.00CO
(NAME)	(NAME)	
1004 Park Crest Ct		
(ADDRESS)	(ADDRESS)	2013-0122
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hidden Valley Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall R. Calvert and Carrie L. Calvert, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Annandale, Phase I of record in Plat Instrument Number 20051209-0148093, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hidden Valley Homes, LLC, A Tennessee Limited Liability Company by Warranty Deed from J. Jason Meyer and wife, Meredith Meyer of record in Instrument Number 20120904-0079805, Register's Office for Williamson County, Tennessee, dated August 23, 2012, recorded September 4, 2012.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 Taxes constitute a lien but are not yet due and payable. All matters shown on Plat recorded in Plat Book 6200, Page 624 and in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20050526-0059633 and Instrument No. 20040825-0102573, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Register's Office for Williamson County, Tennessee, Instrument 200511280142346, as amended in Instrument 200703020026101, Register's Office for Davidson County, Tennessee, Charter of Annandale Homeowner's Association Inc. of record in Instrument No. 20060203-0013943, Register's Office for Davidson County, Tennessee. Construction and Maintenance Agreement of record in Instrument No. 20060323-0033141, Register's Office for Davidson County, Tennessee.

This property, known as 226 Jones Parkway, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 14TH DAY OF FEBRUARY, 2013.

Hidden Valley Homes, LLC

BY: Trina Spangler

Trina Spangler, Chief Manager

State of TENNESSEE
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Trina Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself as Chief Manager of Hidden Valley Homes, LLC, the within named bargainor, a limited liability company, and that s/he, as Chief Manager of Hidden Valley Homes, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Chief Manager.

Witness my hand, at Office, this 14th day of February 2013.

Notary Public

My Commission Expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013