#6762

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130026653 DEEDWARR
Recvd: 04/02/13 14:29 2 pgs
Fees:13.00 Taxes:665.63
20130402-0032478

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13469

Send Tax Bills To:
SLBC Mortgage
9311 San Pedro #100
San Antonio TX 78216

New Owner is:
Beck Bledsoe
7346 Rolling River Parkway
Nashville, TN 37221

MAP: 141-15-0A

PARCEL: 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Justin M. Calcagni and wife, Jennifer L. Calcagni** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Beck Bledsoe and wife, Jessica Lynne Bledsoe**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **7346 Rolling River Parkway, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Rolling River Estates, Section 1, of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee.

SAID Lot No. 90 fronts 118.54 feet on the east side of Rolling River Parkway and runs back between lines 204.07 feet on the northerly line and 196.86 feet on the southerly line to a line in the rear measuring 82 feet thereon.

BEING the same property conveyed to Justin M. Calcagni and wife, Jennifer L. Calcagni, by Warranty Deed from Sherry L. Raber, unmarried, dated 8/15/05 and recorded 8/16/05 in Instrument No. 20050816-0097049, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of March, 2013.

GRANTOR(S):

JUSTIN M. CALCAGNI

JENNIFER L. CALCAGNI

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Justin M. Calcagni and Jennifer L. Calcagni**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of March, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$179,900.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of March, 2013.

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/1/2014 Davidson County

NOTARY PUBLIC
My commission expires:_____