BILL GARRETT, Davidson County
Trans:T20130054332 DEEDWARR
Recvd: 06/26/13 15:16 2 pgs
Fees:13.00 Taxes:318.20
20130626-0065896

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133244

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Coleen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silviano Calderon and Elizabeth Vergara Navarro 318 Luna Drive Nashville, TN 37211	Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	148-02-0-026.00

FOR AND IN CONSIDERATION of the sum of Eighty Nine Thousand and 00/100 Dollars ($89,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NORMA JEAN COWART, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SILVIANO CALDERON AND WIFE, ELIZABETH VERGARA NAVARRO**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Luna Heights, Section III, of record in Plat Book 2900, Page 138, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Turner G. Williams, by Warranty Deed from Cynthia J. Lister and husband, Clifton M. Lister, dated 7/31/2003, recorded 8/4/2003, of record in Instrument No. 20030804-0110119, in the Register's Office for Davidson County, Tennessee. The said Turner G. Williams having since died testate. Greg Whittaker and Susan Chambers, Co-Executors of the Last Will and Testament of Turner G. Williams, dated 11/22/2006, having Docket No. 11P-1537, of record in Instrument No. 20130207-001289, in the Register's Office for Davidson County, Tennessee, devised subject property to Norma Jean Cowart.

This is improved property more commonly known as 318 Luna Drive, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21 day of June, 2013.

Norma Jean Cowart

NORMA JEAN COWART

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Norma Jean Cowart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of June, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014