WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20130055616 DEEDWARR
Recvd: 07/01/13 12:04 2 pgs
Fees: 13.00 Taxes: 2035.00

20130701-0067551

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00 .

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl L. Calhoun	New Owner	118-14-94
(NAME)	(NAME)	
3624 Rainbow Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130989

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, Grace Lee Murphy and Sarah Elizabeth Seepe, both unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Earl L. Calhoun and wife, Sherry E. Calhoun**, 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. 15 on the Plan of Longview Manor Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 100.0 feet on the Easterly side of Rainbow Place and runs back 177.8 feet on the Northerly line and 202.8 feet on the Southerly line to a dead line in the rear measuring 98.0 feet thereon.

Being the same property conveyed to Grace Lee Murphy and Sarah Elizabeth Seepe, as joint tenants with right of survivorship by Warranty Deed from Rachel A. Seifert, unmarried, dated October 9, 2008, of record in Instrument 20081009-0102359, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (a) 2013 Davidson County taxes which have been prorated and assumed by the Grantees; and (b) subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1424, page 127, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3624 Rainbow Place, Nashville, TN 37204

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of June, 2013.

Grace Lee Murphy

Sarah Elizabeth Seepe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Grace Lee Murphy and Sarah Elizabeth Seepe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Grace Lee Murphy and Sarah Elizabeth Seepe, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2013.

Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013