WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086957 DEEDWARR
Recvd: 10/08/13 11:07 2 pgs
Fees:13.00 Taxes:2035.00
20131008-0105575

STATE OF KENTUCKY
COUNTY OF CHRISTIAN

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

Andrea R Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 4th day of October, 2013.

Notary Public
MY COMMISSION EXPIRES: 9/28/19
(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
Andrea R. Calhoun	Planters Bank c/o Acopia	118-14-94
(NAME) 3624 Rainbow Place	(NAME) 306 Northcreek Blvd. # 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131326

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Earl L. Calhoun and wife, Sherry E. Calhoun**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrea R. Calhoun, an unmarried woman**, hereinafter called the GRANTEE, her 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 same property conveyed to Earl L. Calhoun and wife, Sherry E. Calhoun by Warranty Deed from Grace Lee Murphy and Sarah Elizabeth Seepe, both unmarried, dated June 28, 2013, of record in Instrument 20130701-0067551, Register's Office for Davidson County, Tennessee.

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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 4th day of October, 2013.

Earl L. Calhoun

Sherry E. Calhoun

STATE OF KENTUCKY

COUNTY OF CHRISTIAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Earl L. Calhoun and wife, Sherry E. Calhoun, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Earl L. Calhoun and wife, Sherry E. Calhoun executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2013.

Commission expires: 9/25/14

Karen P Lamb 427604

Notary Public

