Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140022035 DEEDWARR
Recvd: 04/02/14 10:31 2 pgs
Fees:13.00 Taxes:482.85

20140402-0027209

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,500.00

Affiant

Subscribed and sworn to before me, this 28th day of March 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ora L. Bransford	Synovus Mortgage Corp.	09416000200
1510 Spence Circle	2204 Lakeshore Drive, Suite 325	
Nashville, TN 37210-0000	Birmingham, AL 35209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janelle B. Penfield Calzia, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ora L. Bransford, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the plan of Spence Circle, of record in Plat Book 1424, page 62, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janelle B. Penfield, n/k/a Janelle B. Calzia, by deed from Victor Hazelwood, Trustee of The Lexx Ferrin Land Trust of record in Instrument No. 20100715-0055582, dated 06/30/10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Spence Circle of record in Book 1424 Page 62, Register's Office for Davidson County, Tennessee

This property is improved property known as 1510 Spence Circle, Nashville,, Tennessee 37210-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 26 day of March, 2014.

Janelle B. Penfield Calzia

Anthony W. Calzia, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle B. Penfield Calzia and Anthony W. Calzia , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this _____ day of March, 2014.

Notary Public

My Commission expires: 2/23/15

FILE NO: 08099

Amy Cross Nance
State of Tennessee Notary Public
Williamson County