WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051002 DEEDWARR
Recvd: 07/16/14 11:51 2 pgs
Fees:13.00 Taxes:368.13
20140716-0062850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,495.00

Melissa Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2014.

Tammy D Mellons
Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Miguel A. Calvo	SWBC Mortgage Corporation	Map 33[illegible]
(NAME)	(NAME)	
1009 North Graycroft Avenue	9311 San Pedro Ave. Ste. 100	Parcel 98
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **DORIS J. LYTLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIGUEL A. CALVO,** 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. 59 on the Plan of Primrose Acres, Section 1, of record in Plat Book 2663, pages 106 - 107, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Doris J. Lytle, by deed dated September 30, 1997, from Judy A. Jones, unmarried, of record in Book 10632, page 477, as re-recorded in Book 10713, page 920, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 2663, pages 106-107, said Register's Office.

Phillip Patrick Lytle is executing this deed on behalf of Doris J. Lytle pursuant to Power of Attorney of record in Instrument No. 20140714-0061949, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1009 North Graycroft Avenue, Madison, Tennessee 37115
(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, 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 14th day of July, 2014.

(X) Doris J. Lytle By
Phillip Patrick Lytle Attorney in Fact

Doris J. Lytle
By: Phillip Patrick Lytle, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2014, before me personally appeared Phillip Patrick Lytle, to me known to be the person who executed the foregoing instrument on behalf of Doris J. Lytle and acknowledged that he executed the same as the free act and deed of Doris J. Lytle.

Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015