Davidson County DEEDWARR Recvd: 10/03/14 14:17 2 pgs Fees:13.00 Taxes:480.63 **20141003-0091919**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00 C. Walsh Affiant Subscribed and sworn to before me, this 3rd DAY OF October, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

BR14-4720

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Calderon	Pinnacle Bank	
4720 Reischa Drive	(NAME) 150 3rd Ave South Ste. 900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37201	134-09-0-114.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HANNAH BARGER WALTER FKA HANNAH K. BARGER AND HUSBAND, MICHAEL WALTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS A. CALDERON AND WIFE, DELCY D. NUNEZ DE CALDERON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 96 on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, Pages 666 through 669, as amended in Book 7564, Page 404, and Book 7574, Page 894, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah K. Barger, unmarried by deed from Michael Luczka, unmarried, of record in Instrument No. 20080421-0040108, Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 21, 2008.

Hannah K. Barger is now married and known as Hannah Barger Walter.

Michael Walter, husband of Hannah Walter, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, Pages 666 through 669, as amended in Book 7564, Page 404 and Book 7574, Page 894, Book 7632, Page 947 and Book 9055, Page 943, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4720 Reischa Drive, Nashville, Tennessee 37211
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this 3rd day of October, 2014.

Hannah Barger Walter fka Hannah K. Barger

Michael Walter

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of October, 2014, before me personally appeared Hannah Barger Walter fka Hannah K. Barger and husband, Michael Walter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of October, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JUNE 21, 2016