BILL GARRETT, Davidson County
Trans:T20150009076 DEEDWARR
Recvd: 02/05/15 09:00 2 pgs
Fees:13.00 Taxes:619.75
20150205-0010806

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas A. & Wanda R. Calhoun
1569 Market Square
Hermitage, TN 37076

SEND TAX BILL TO:
Southern Bank of Tennessee
1499 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP/PARCEL 086-08-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Conception Gonzalez and Jesus Gonzalez, wife and husband,** has this day bargained and sold, and does hereby transfer and convey unto **Thomas A. Calhoun and Wanda R. Calhoun, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Final P.U.D. Plan, Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, 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 Conception Gonzalez by deed from Brian G. White and wife, Beverly Dalton White of record in Book 9990, page 250, Register's Office for Davidson County, Tennessee, dated March 14, 1996 and recorded on March 26, 1996.

This is improved property known as: **1569 Market Square, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 697, and restrictions in Book 7620, page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9035, Page 729, Book 9231, Page 737, and Instrument No. 20080924-0096976, Instrument No.

20120904-0079787, Instrument No. 20120904-0079788,and Instrument No. 20140707-0059383, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.,

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30 th day of January, 2015.

Conception Gonzalez

Jesus Gonzalez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Conception Gonzalez and Jesus Gonzalez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30 th day of January, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $167,500.00.

AFFIANT

Subscribed and sworn to before me this the 30 th day of January, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

File No: 14765