WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017529 DEEDWARR
Recvd: 03/11/15 09:17 2 pgs
Fees:13.00 Taxes:3903.50
20150311-0020692

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,055,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David J Calkins	New Owner	Map 103-13
(NAME)	(NAME)	Parcel 51.00
6109 Hickory Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steve Plumley and LaDonna Gerrell Plumley, husband and wife,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David J Calkins and Rebecca M. Sappington-Calkins, husband and wife,** 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. 116, on the Plan of Hillwood Estates, Section 7, as shown on plat of record in Plat Book 2133, page 90, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 116 fronts 222.92 feet on the northeasterly margin of Hickory Valley Road (formerly West Hillwood Drive) and extends back 408.20 feet on the northwesterly line and 450.60 feet on the southeasterly line to a dead line in the rear measuring 110.00 feet thereon.

Being the same property conveyed to Steve Plumley by Warranty Deed from Daniel J. Liff, unmarried, filed for record on May 20, 2004 as Instrument No. 20040520-0059355, Register's Office for Davidson County, Tennessee.

LaDonna Gerrell Plumley joins in executing this Warranty Deed to convey any and all marital status she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2333, page 90, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6109 Hickory Valley Road, Nashville, TN 37205
(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/our hands this 6th day of March, 2015.

Steve Plumley

LaDonna Plumley
Gerrell

State of Tennessee
County of Davidson

Personally appeared before me Steve Plumley and LaDonna Gerrell Plumley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

File No.: 22515057