File BOX 8

BILL GARRETT, Davidson County
Trans: T20150033470 DEEDWARR
Recvd: 05/01/15 14:05 2 pgs
Fees: 13.00 Taxes: 1024.90
20150501-0039592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Rachel Fam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF APRIL, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Christopher Guth and Christy McCuen Guth	SWBC Mortgage	091 06 0 356.00
(NAME)	(NAME)	
5412 Michigan Ave	9311 San Pedro Ave., Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Seven Thousand And No/100 Dollars ($277,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Dimura Calhoun, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Christopher Guth and Christy McCuen Guth, 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. 1323 on the Final Subdivision Plat, Revision to Lots 1317, 1319, 1321 and 1323 Map of Plan No. 1 West Nashville, as of record in Instrument No. 20051010122361, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Michael Calhoun and Keri Calhoun, husband and wife by Warranty Deed from Joseph L. Dickson, II, unmarried dated April 29, 2010 and recorded May 6, 2010 in Instrument No. 20100506-0034779 in the said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael DiMura Calhoun by Quitclaim Deed from Keri Adonna Calhoun (Zeller) dated April 26, 2014 and recorded April 29, 2014 in Instrument No. 20140429-0035697 in the said Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5412 Michigan Ave, Nashville, TN 37209

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, has 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 our hands this 30th day of April, 2015.

Michael Dimura Calhoun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Michael Dimura Calhoun, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public

My Commission Expires:

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

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