BILL GARRETT, Davidson County
Trans:T20150040550 DEEDWARR
Recvd: 05/26/15 13:00 2 pgs
Fees:13.00 Taxes:980.50
20150526-0048089

ADDRESS NEW OWNER:
Jordan J. Wright
Pamela M. Wright
8213 Canoe Court
Nashville, TN 37221

SEND TAX BILL TO:

Synovus Mortgage Corp
2204 Lakeshore Drive, Ste 325
Birmingham, AL 35209

MAP & PARCEL NOS.:
126-15-A-235.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gregory C. Calvert and Melinda J. Calvert, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jordan J. Wright and Pamela M. Wright, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 223 on the plan of Sectin Five, Boone Trace At Biltmore, Section Five of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory C. Calvert and wife, Melinda J. Calvert, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, by Deed recorded on July 20, 2001, in Instrument No. 20010720-0076960, Register's Office for Davidson County, Tennessee.

This is property with a common address of **8213 Canoe Court, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Book 7265, Page 657; Book 9342, Page 312; Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817; Book 11455, Page 443; Instrument NO. 200001260008529; and Instrument No. 20010717-0075902, said Register's Office.(4) Boundary Plat of Boone Farm at Biltmore of record in Book 6900, Page 470, said Register's Office.(5) Easement to Nashville Electric Service in Book 8992, Page 63, said Register's Office.(6) Charter for Homeowners Association in Book 9607, Page 534, said Register's Office.(7) Easement and Right of Entry to Viacom in Book 9665, Page 420, said Register's Office.(8) Quitclaim Deed to Homeowners Association for common area or open space of record in Instrument No. 20011119-0126831, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of May, 2015.

Gregory C. Calvert

Melinda J. Calvert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gregory C. Calvert and Melinda J. Calvert, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **22nd** day of **May 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1505-088

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

Affiant

Subscribed and sworn before me this 22nd day of May, 2015.

Notary Public
My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY