BILL GARRETT, Davidson County
Trans: T20150040564 DEEDWARR
Recvd: 05/26/15 13:20 2 pgs
Fees: 13.00 Taxes: 2358.75
20150526-0048104

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref: (DM) Title No.: 57391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pat Calhoun Anna Calhoun 3413 Hopkins Street Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11707010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$637,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy M. Neel and Regina M. Clad, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Pat Calhoun and Anna Calhoun, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 149 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 149 fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Roy M. Neel and wife, Regina M. Clad, by Warranty Deed from Julie A. Boswell and Kevin B. Campbell, as tenants in common, dated April 17, 2006 and recorded on April 20, 2006, of record in Inst. No. 20060420-0045354, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 156, said Register's Office.

This is improved property, known as 3413 Hopkins Street, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this the 18 day of May, 2015.

Roy M. Neel **Regina M. Clad**

State of Maryland

County of Montgomery County

On this 18 day of May, 2015, before me the undersigned authority, personally appeared Roy M. Neel and Regina M. Clad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Aug 22 2015

JOHN R. LAUGHLIN, III
Notary Public
Montgomery County
Maryland
My Commission Expires Aug 22, 2016

State of Tennessee

County of Davidson

AFFIDAVIT

John R Laughlin III
5/18/15

The undersigned declares under oath that the actual consider of value, whichever is greater, for this transfer is: $637,500.00.

Affiant

Sworn and subscribed before me this 21 day of May, 2015

Notary

My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN