This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2016030081TN

Davidson County DEEDWARR
Recvd: 04/14/16 13:48 4 pgs
Fees:23.00 Taxes:662.30
20160414-0035823

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Kelvinn D. Wright, Jr. and Wykeisha L. Wright	(Name) Kelvinn D. Wright, Jr. and Wykeisha L. Wright	151-01-0-A-138.00CO
(Address) 3216 Newington Cove	(Address) 3216 Newington Cove	
(City) (State) (Zip) Antioch, TN 37013	(City) (State) (Zip) Antioch, TN 37013	

THIS INDENTURE made and entered into this **04/12/16** by and between **Adrienne Clare Calderwood, f/k/a Adrienne Clare Hemphill and husband Nicholas Timothy Calderwood**, party of the first part and **Kelvinn D. Wright, Jr. and Wykeisha L. Wright, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the party of the second part and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, their successors, heirs and assigns, that certain improved real estate situated and being in the City of Antioch, County of Davidson, State of Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

Parcel ID #151-01-0-A-138.00CO
X Improved OR
Unimproved property located at: **3216 Newington Cove, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she/they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is being referred to and pronouns shall be construed according to their proper gender and number

according to the context hereof. Whenever 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 hand as of the 4-12-16, the party of the first part of the day and year first written above.

Adrienne Clare Calderwood

Nicholas Timothy Calderwood

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Adrienne Clare Calderwood, f/k/a Adrienne Clare Hemphill** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes herein contained as his/her free Act and Deed.

Witness my hand and official seal, at office located in Murfreesboro, TN this April 12th 2016.

Notary Public
My Commission Expires: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nicholas Timothy Calderwood** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes herein contained as his/her free Act and Deed.

Witness my hand and official seal, at office located in Murfreesboro, TN this April 8, 2016.

Notary Public
My Commission Expires: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

Nicholas Timothy Calderwood joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest he may have in the above captioned property by virtue of Nicholas Timothy Calderwood's marriage to Adrienne Clare Calderwood, f/k/a Adrienne Clare Hemphill, but the said Nicholas Timothy Calderwood does not join in the covenants and warranties of this conveyance.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is ~~$179,000.00~~.

Affiant

Subscribed and sworn before me this April 12, 2016.

Notary Public
My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

"EXHIBIT "A"

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee being Lot 138 on the Plan of Chatham Pointe, P.U.D. of record in Plat Book 6900 at Page 444-447 in the Office of the Register of Deeds for Davidson County, Tennessee to which reference is made for a more complete description.

This being the same property conveyed to Adrienne Clare Hemphill by Warranty Deed from James W. Harris, III dated December 16, 2013, recorded December 19, 2013 as Document Number 20131219-0128347 in the Office of the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record, (4) building restrictions, and (5) other matters of public record.

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019