BILL GARRETT, Davidson County
Trans:T20160031528 DEEDWARR
Recvd: 04/18/16 14:25 3 pgs
Fees:18.00 Taxes:177.60
20160418-0037258

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Suite 1700
150 Third Avenue South
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of April, 2016.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:
Calvin W. Builders, LLC
6841 Glenn Lane
College Grove, TN 37046

Send Tax Bills To:
SAME

Map-Parcel Number:
128160A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA J. DEMENT**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CALVIN W. BUILDERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Still Spring Hollow Subdivision, Phase 1, Section 1, of record in Book 7900, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra J. Dement by deed dated February 20, 2001, from Greater Middle Tennessee Development Partnership, a Tennessee general partnership, of record in Instrument No. 20010222-0016516, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record at Book 7900, page 135, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, of record in Book 7963, page 400, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 8179, page 464, Register's Office for Davidson County, Tennessee.

4. By-Laws of Still Spring Hollow Owners Association of record in Book 8294, page 40, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Public Utilities, Storm Drainage and Appurtenances to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20010710-0073480; Instrument No. 20010925-0103587 and at Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record at Book 7921, page 471, Register's Office for said County, and at Instrument No. 20030220-0022601, Register's Office for Davidson County, Tennessee.

7. Easement for water line to Harpeth Valley Utilities of record in Book 7542, page 241 and at Book 9740, page 971, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson County, of record at book 9740, page 971 and of record in Instrument No. 20010925-0103589, Register's Office for Davidson County, Tennessee.

9. Open Space conveyed to Still Spring Hollow Homeowner's Association of record in Book 8257, page 634, Register's Office for Davidson County, Tennessee.

10. Charter of the Still Spring Hollow Owners Association of record in Book 7930, page 909, Register's Office for Davidson County, Tennessee.

11. Rights of others in and to the common elements.

This is unimproved property known as 7060 Still Spring Hollow Dr., Nashville, TN 37221.

Subject property is not the usual residence of the Grantor or her spouse.

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18 day of April, 2016.

Debra J. Dement

Debra J. Dement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBRA J. DEMENT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of April, 2016.

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____

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