WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049779 DEEDWARR
Recvd: 06/13/16 12:45 2 pgs
Fees:13.00 Taxes:407.00
20160613-0059528

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$110,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|10th DAY OF June, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 120
Manrique Cantillano	Fifth Third Mortgage Company	GROUP 02 0
1303 Mars Dr	5001 Kingsley Drive	PARCEL 128.00
Nashville, Tennessee 37217	Cincinnati, Ohio 45227	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Patrick W Calvert and wife Christina Calvert

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Manrique Cantillano, and Ann Elizabeth Tucker, 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, TN, BEING Lot No. 85, on the Plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Patrick W Calvert and wife Christina Calvert by deed from Angela J. Oliver dated March 27, 2006 and recorded in Instrument No. 20060331-0036526 said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1303 Mars Dr, Nashville, Tennessee 37217.**

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, have 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 my hand and official seal at office this 10th day of June, 2016.

Patrick W Calvert

Christina Calvert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patrick W Calvert and wife Christina Calvert, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 10-12-19

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027