WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Benjamin Smallwood	USBCust	108-7-8-109.00 CO
(NAME)	(NAME)	
321 Timberway Cir., Unit 109 H	7601 Penn Ave. South #91	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Van L. Calhoon and Pamela H. Calhoon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Benjamin Smallwood,** 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:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 109 of Timberlake Condominium, a Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification of record in Book 6561, Page 141, Register's Office for said County, to which source reference is hereby made for a more complete detailed description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Van L. Calhoon and wife, Pamela H. Calhoon, by Warranty Deed from Michael Garrido, single, of record in Instrument No. 20070102-0000412, Register's office for said county.

unimproved ☐

This is improved ☑ property, known as 321 Timberway Cir., Unit 109 H, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160086643 DEEDWARR
Recvd: 10/03/16 11:27 2 pgs
Fees:13.00 Taxes:407.00
20161003-0103913

Witness my/our hands this 30th day of September, 2016.

Van L. Calhoon

Pamela H. Calhoon

State of Tennessee
County of Williamson

Personally appeared before me Van L. Calhoon and Pamela H. Calhoon, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2016.

Notary Public
My Commission Expires:

File No.: 11206

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018