WARRANTY DEED

SALLY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

CALDERON-H16357

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF October, 2016.

(Affix Seal) Notary Public

My Commission Expires: 11-5-19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nelmy Calderon, an unmarried woman and Renan Rivas, an unmarried man, as tenants in common with right of survivorship	**Movement Mortgage, LLC**	062.02-0A-166.00 CO
2805 Steamboat Drive	**P. O. Box 890964**	
Nashville, TN 37214	**Charlotte, NC 28289-5964**	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BLAKE R. KOVRIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **NELMY CALDERON, AN UNMARRIED WOMAN AND RENAN RIVAS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6900, page 158-159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Blake R. Kovrig, unmarried by Deed from Randy L. Shear and wife, Lynn K. Shear of record in Inst # 200606150071447, recorded 6/15/2006, Register's Office for Davidson County, Tennessee.

Blake R. Kovrig now married to Allison Kovrig.

( ) unimproved
This is (X) improved property known as 2805 Steamboat Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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:T20160090108 DEEDWARR
Recvd: 10/12/16 15:37 2 pgs
Fees:13.00 Taxes:606.43
20161012-0108036

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Witness my/our hand(s) this 7th day of October, 2016:

Blake R. Kovrig

Allison Kovrig

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, KEVIN TRACY WILLIAMS, a Notary Public in and for said County and State, the within named BLAKE R. KOVRIG, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TENNESSEE, this 7th day of October, 2016.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN