ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Sofia Gonzales Calderon	New Owner	14816007200
2364 Antioch Pike		
Antioch, TN 37013		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mitchell Whitson, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Sofia Gonzales Calderon, a single person (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Hugh Hicks Subdivision of record in Plat Book 8250, page 945, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mitchell Whitson, unmarried person by Quitclaim Deed from Lesly Maritza Zelaya Bonilla, a single person of record in Instrument Number 20161229-0137031, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2364 Antioch Pike, Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 8250, page 945, said Register's Office for Davidson County, Tennessee.
3. Easements as shown of record in Book 6134, page 543, and Book 7461, page 871, Register's Office for Davidson County, Tennessee.
4. Covenants as shown of record in Instrument Number 20131219-0128224, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $145,000.00.
(
(
(Subscribed and sworn to before me
(this 20th day of January, 2017.
(
(
((My Commission Expires: 11/20/2018

Affiant

C. W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20170007204 DEEDWARR
Recvd: 01/25/17 11:24 2 pgs
Fees:13.00 Taxes:536.50
20170125-0008151

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of January, 2017.

Mitchell Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mitchell Whitson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 20th day of January, 2017.

Notary Public

My Commission Expires: 11/20/2018

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY