Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0027HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of February, 2017.

Notary Public
Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

BILL GARRETT, Davidson County
Trans:T20170015939 DEEDWARR
Recvd: 02/23/17 09:47 2 pgs
Fees:13.00 Taxes:863.58
20170223-0018104

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather P. Fregoe 1930 Pinehurst Dr. Nashville, TN 37216	The Mortgage Firm, Inc 921 Douglas Ave #200 Altamonte Springs FL 32714	072-12-0-259.00

WARRANTY DEED

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, I/WE,

Mario Calvillo, unmarried, and Bernarda Gomez de Calvillo, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather P. Fregoe and Brandi M. Fregoe, married to each other

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, Tennessee, being Lot No. 336 on the Plan of Burchwood Gardens, Section Three, as of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mario Calvillo and wife, Bernarda Gomez de Calvillo by Warranty Deed from Ruby M. Johnston, a widow, dated 4/28/00 and recorded 5/5/00 in Instrument Number 20000505-0045683, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1930 Pinehurst Dr., Nashville, TN 37216.

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 so

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2017.

Mario Calvillo

Mario Calvillo

Bernarda Gomez de Calvillo

Bernarda Gomez de Calvillo

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Mario Calvillo and Bernarda Gomez de Calvillo with whom I am personally acquainted (or 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 and official seal at Hendersonville, Tennessee this 16th day of February, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

