New Owner:	Coley Ryan Calvin & Cody Wayne Calvin	Instrument Prepared by:
(send tax bills	101 Cassie Bell	Aaron Fletcher
to this address)	Old Hickory, TN 37138	East Nash Title, LLC
Map & Parcel:	**I) 064 05 0 075.00**	4205 Gallatin Road
	II) 064 05 0 076.00	Nashville, TN 37216
	III) 064 09 0 011.00	
	IV) 064 09 0 014.00	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is forty-five thousand and 00/100 dollars ($45,000.00).

Bill Garrett Davidson County
Batch# 18529 **DEEDWARR**
10/26/2017 02:23:51 PM 5 pgs
Fees: $28.00 Taxes: $166.50



20171026-0110049

Coley Calvin 10-13-17
Coley Ryan Calvin, Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 13 day of OCTOBER, 2017.

Aaron Fletcher
Notary Public

07/02/18
My commission expires

WARRANTY DEED

For and in consideration of forty-five thousand and 00/100 dollars ($45,000.00) paid by the Grantees, COLEY RYAN CALVIN and CODY WAYNE CALVIN, and other good and valuable consideration the receipt of which is hereby acknowledged, we, GEORGE R. WAUFORD and his wife LINDA WAUFORD, Grantors, hereby convey to Grantees any and all of our interest in the four (4) parcels of land described below, subject to any and all covenants and easements either of record or which we hold, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Parcel I

Land in Davidson County, Tennessee, being Lots 9-12 of Block 6, as shown on the map titled the Plan of Berryhill, W.A. Bryan Subdivision of the Berry Tract, of record in book 421, page 117, and the remaining portion of lots 1 and 2 (after the condemnation for Old Hickory Boulevard), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at an iron pin (new), in the easterly margin of Old Hickory Boulevard, (State Route #45), the southwest corner of Tract 2, this survey, said iron pin being located from an iron pin (new), at the intersection of the easterly margin of Old Hickory Boulevard and the southerly margin of Wood Avenue, previously known as Gately Avenue, (not open), the northwest corner of said Tract 2, S 11°53'12"

W, 25.03 feet, to the point of beginning, the northwest corner of this tract and continuing, as follows: S 80°53'49" E, 76.43 feet to an iron pin (new), in the westerly margin of a 5 foot alley, (not open), the southeast corner of said Tract 2; thence, S 10°00'00" W, 216.89 feet to an iron pin (new), at the intersection of the westerly margin of said alley and the northerly right-of-way of CSX Rail Road; thence, N 27°51'29" W, 130.56 feet to an iron pin (new), at the intersection of the northerly right-of-way of CSX Rail Road and the easterly margin of Old hickory Boulevard; thence, N 11°53'12" E, 112.67 feet, to the point of beginning, containing **0.30 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 11, 2017.

Being the same property conveyed to GEORGE R. WAUFORD and his mother THERESA N. WAUFORD by deed from ANNE HOWE BILLINGS, of record in book 9024, page 716, dated July 21, 1993, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

Parcel II

Land in Davidson County, Tennessee, being Lots 1 and 2 of Block 6 on the Plan of Berryville W.A. Bryan's Subdivision of the Berry Tract, as of record in book 421, page 421, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at an iron pin (new), at the intersection of the easterly margin of Old Hickory Boulevard, (State Route #45), and the southerly margin of Wood Avenue, previously known as Gately Avenue, (not open), the northwest corner of this tract and continuing, as follows: S 80°53'49" E, 75.60 feet to an iron pin (new), at the intersection of the southerly margin of Wood Avenue and the westerly margin of a 5 foot alley (not open); thence, S 10°00'00" W, 25.00 feet to an iron pin (new), in the westerly margin of said 5 foot alley, the northeast corner of Lot 1, this survey; thence, N 80°53'49" W, 76.43 feet to an iron pin (new), in the easterly margin of Old Hickory Boulevard, the southwest corner of said Lot 1; thence, N 11°53'12" E, 25.03 feet, to the point of beginning, containing **0.04 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 11, 2017.

Being a portion of the same property conveyed to GEORGE R.WAUFORD and his mother THERESA N. WAUFORD by deed from ANNE HOWE BILLINGS, of record in book 9024, page 716, dated July 21, 1993, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further

reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

Parcel III

Land in Davidson County, Tennessee, being Lot 3 of Block No. 6 in Berryville Subdivision of record in book 421, page 17, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at an iron pin (new), at the intersection of the southerly margin of Wood Avenue, previously known as Gately Avenue, (not open), and the southerly margin of Wood Avenue, the northeast corner of this tract and continuing, as follows: S 10°00'00" W, 48.01 feet to a point in the westerly margin of Wood Avenue, the northeast corner of a tract of land which belongs to Lee Lindsey, having a deed reference in book 577, page 410, said Register's Office; thence, N 80°53'49" W, 150.02 feet to an iron pin (new), in the easterly margin of a 5 foot alley, (not open), the northwest corner of said tract of land which belongs to Lee Lindsey; thence, N 10°00'00" E, 48.01 feet to an iron pin (new), at the intersection of the easterly margin of said 5 foot alley and the southerly margin of Wood Avenue; thence, S 80°53'49" E, 150.02 feet, to the point of beginning, containing **0.17 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 11, 2017.

Being the same property conveyed to GEORGE R. WAUFORD and THERESA N. WAUFORD, as joint tenants with right of survivorship, by deed from THIRD NATIONAL BANK IN NASHVILLE TRUSTEE UNDER THE LAST WILL AND TESTEAMENT OF J. MORGAN WIILKERSON, JR., deceased, of record in book 7891, page 385, dated July 3, 1989, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving George R. Wauford the surviving tenant.

Parcel IV

Land in Davidson County, Tennessee, being Lot 5 of Block 6, on the Map of Berryville, of record in book 421, page 117, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at an iron pin (new), in the westerly margin of Wood Avenue, previously known as Gately Avenue, (not open), the southeast corner of a tract of land which belongs to Raymond Hewitt, having a deed reference in instrument no. 20031174-0170630, said Register's Office, the northeast corner of this tract and continuing, as follows: S 10°00'00" W, 245.70 feet to an iron pin (new), at the intersection of the westerly margin of Wood Avenue, and the northerly right-of-way of CSX Rail Road; thence, N 27°51'29" W, 244.42 feet to an iron pin (new), at the intersection of the northerly right-of-way of CSX Rail Road and the easterly

margin of a 5 foot alley, (not open); thence, N 10°00'00" E, 50.38 feet to an iron pin (new), in the easterly margin of said 5 foot alley, the southwest corner of said tract of land which belongs to Raymond Hewitt; thence, S 80°53'49" E, 150.02 feet, to the point of beginning, containing **0.51 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 11, 2017.

Being a portion of the same property conveyed to GEORGE R.WAUFORD and his mother THERESA N. WAUFORD by deed from WILLIAM GENE BROWN and BARBARA BROWN, of record in book 9093, page 549, dated September 27, 1993, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

[The remainder of this page is intentionally blank.]

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

George R. Wauford

George R. Wauford, Grantor

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **George R. Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Linda Wauford

Linda Wauford, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **Linda Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires