Return to: #12618
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Hilary Mohsenzadeh
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
Van L. Calhoon	Churchill Mortgage	14705001000
(NAME)	(NAME)	
1602 Covington Dr.	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, We, **Kyle R. Denham, an unmarried man and Barbara J. Butler . an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Van L. Calhoon, married man,** 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. 553 on the Plan of Caldwell Hall, Section 14, as of record in Book 3300, Page 77, said Register's Office.

Said Lot No. 553 fronts 95 feet on the northerly side of Blackman Road and runs back 268.37 feet on the easterly line and 178.55 feet on the westerly line to a line in the rear which measures 131.4 feet thereon.

Being the same property conveyed to Kyle R. Denham, an unmarried man and Barbara J. Butler, an unmarried woman by Warranty Deed from Mary L. Toothman and George Jeffrey Toothman, of record in Instrument No. 20110606-0043096, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kyle R. Denham by Barbara J. Butler as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20171102-0112567, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 356 Blackman Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 21198 **DEEDWARR**
11/02/2017 11:29:44 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171102-0112568

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.

Witness my/our hands this 31st day of October, 2017.

Kyle R. Denham by Barbara J. Butler, attorney-in-fact / Barbara J. Butler

State of Tennessee
County of Williamson

Personally appeared before me Barbara J. Butler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Notary Public _____
My Commission Expires: _____

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

AND

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 31 day of October, 2017, before me personally appeared Barbara J. Butler, the person who executed the foregoing instrument on behalf of Kyle R. Denham and who acknowledged that she executed the same as the free act and deed of the said Kyle R. Denham, through Power of Attorney granted her by the said Kyle R. Denham.

Notary Public
Commission Expires:

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

File No.: 12618