Bill Garrett Davidson County
Batch# 123366 DEEDWARR
08/01/2018 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $2,974.80
20180801-0075098

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $804,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2018.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michelle Handelsman	Michelle Handelsman	115 15 0 021.00
(NAME)	(NAME)	
6239 Bresslyn Rd	6239 Bresslyn Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Four Thousand And No/100 Dollars ($804,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David J. Calkins and Rebecca M. Sappington-Calkins, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Handelsman, an unmarried woman,** 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:

Being Lot No. 124, on the Plan of West Meade Farms, Inc., Section "F" as of record in Book 1835, page 71, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Bresslyn Road, the common corner of Lots 124 and 125; thence with the line between said lots, southerly 159.9 feet to a corner of lot 123; thence with the line between lots 123 and 124, southwesterly 156.4 feet to the northeasterly margin of Brook Hollow Road; thence with the margin of said Road, northwesterly 199.7 feet to the beginning of a curve; thence along said curve, northwardly 39.3 feet to a point in the southerly margin of Bresslyn Road; thence with the margin of said road, eastwardly, along a slight curve, 163.2 feet to a point, and continuing with the margin of said Road, eastwardly 82.2 feet to the beginning.

Being the same property conveyed to David J. Calkins by Warranty Deed from Byron T. Bach and wife, Martha C. Bach dated April 29, 2004 and recorded May 5, 2004 as Instrument No. 200405050051464, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-185670SSO

unimproved ☐

This is improved ☒ property, known as 6239 Bresslyn Rd. Nashville, TN 37205

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, has 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 our hands this 31 day of July, 2018

David J. Calkins

Rebecca M. Sappington-Calkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David J. Calkins and Rebecca M. Sappington-Calkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-185670SSO