BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25065

Bill Garrett Davidson County
Batch# 131945 **DEEDWARR**
08/22/2018 09:59:08 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20180822-0083214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael A. Calderon	Rafael A. Calderon	MAP
6244 Hillsboro Pike	2005 Cromwell Dr.	PARCEL 15800006300
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joyce M. Smith, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rafael A. Calderon and Karla D. Calderon, husband and wife**

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:

6244 Hillsboro Pike and 0 Hillsboro Pike (15800006300 and 15800002900)

A tract of land in the Seventh Civil District of Davidson County, Tennessee, being part of a tract decreed to Mrs. Alice Scruggs Kelley, a plat of which is of record in Minute Book 65, pages 378 and 379, of the county court for said county, and described according to a survey made by E.L. Ferrell, Surveyor, February 4, 1946, as follows:

Beginning at a point in the center of the Hillsboro Pike at the northwest corner of a tract conveyed to T. Murphy Payne and wife, by Mrs. Alice Scruggs Kelley, of record in Book 1340, page 313, Register's Office for said county; running thence with the center of said road in a northeasterly direction 250.6 feet to a point, said distance being along a curve whose radius is 11,460 feet; thence south 59 deg. 30' East 906.7 feet to a stake; thence South 30 deg. 30' West 250 feet to a stake; being the northeast corner of the Payne Tract above referred to; thence North 59 deg. 30' West 900 feet with the northern boundary line of the Payne Tract to the point of beginning containing 5.18 acres, more or less.

Less and except that property sold off to the State of Tennessee at Book 11185, page 626.

Being the same property conveyed to Bernie H. Smith and wife, Joyce M. Smith by Warranty deed from Ethel Corinne Martin, a widow of record in Book 4238, page 602, Register's Office for Davidson County, Tennessee, dated May 10, 1968 and recorded on May 28, 1968.

Being the same property conveyed to B.H. Smith and wife, Joyce M. Smith by Warranty deed from Ethel Corinne Martin, a widow of record in Book 6776, page 885, Register's Office for Davidson County, Tennessee, dated February 4, 1986 and recorded on February 4, 1986.

Bernie H. Smith having since died December 23, 2012 leaving his wife Joyce M. Smith as sole surviving tenant by the entirety. His Will was probated at Docket No. 13P98 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **6244 Hillsboro Pike, Nashville, TN 37215.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 hand( ) this the 17th day of August, 2018.

Joyce M. Smith
Joyce M Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce M. Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2018.

My Commission expires: March 3, 2020

R. L. MOORE
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN