WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151499 **DEEDWARR**
10/15/2018 02:40:41 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20181015-0102044

W-AR-18-3113

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miguel A. Calvo and Martin Aguilar	New Owner	
(NAME)	(NAME)	
3113 Kennebeck Place		**151-01-0-A-148.00CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER EVANS CRENSHAW,** UNMARRIED, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIGUEL A. CALVO AND MARTIN AGUILAR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 148 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 - 447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meredith E. Crenshaw by Warranty Deed from Michael D. Donilon and wife, Shelia S. Donilon of record in Instrument No. 19991228-0307061, Register's Office for Davidson County, Tennessee, dated July 23, 1999 and recorded on December 28, 1999.

The said Meredith E. Crenshaw died testate on August 29, 2018. Christopher Evans Crenshaw was determined to be the sole heir-at-law by Affidavit of Heirship of record in Instrument No. 20181015-0102043, said Register's Office.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3113 Kennebeck Place, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10th DAY OF OCTOBER, 2018.

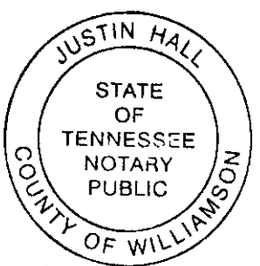
Christopher Evans Crenshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER EVANS CRENSHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2018.

Notary Public
My Commission Expires: 6/20/21
(SEAL)



My Comm. Expires
June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212