RETURN TO / Prepared by
~~GREENVUE TITLE & ESCROW, LLC~~
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of FEBRUARY, 2019

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **DAVID CALDERON** | **NEW OWNER** | **148-15-0-015** |
| **4025 Apache Trail** | | Karen Johnson Davidson County<br>Batch# 203662 **DEEDWARR**<br>03/08/2019 10:44:34 AM 2 pgs<br>Fees: $13.00 Taxes: $444.00 |
| **Antioch, TN 37013** | | 20190308-0021459 |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**CALHOUN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DAVID CALDERON

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

**Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Apache Hills, Section Five, Part One, of record in Book 4860, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to WILLIAM L. CALHOUN, by deed from FIRST HOME FINANCIAL, LLC, of record in Instrument No. 20150817-0082217, dated August 14, 2015, said Register's Office. Being further conveyed to CALHOUN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from WILLIAM L. CALHOUN, of record in Instrument No. 20160421-0038902, dated March 4, 2016, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4025 Apache Trail, Antioch, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 27th day of February, 2019.

**CALHOUN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

State of TN )
County of Williamson ) WC

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WILLIAM L. CALOUN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole Member of **CALHOUN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC.

Witness my/our hand(s) this 27th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 3/14/2022

SUSAN C MANTZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064009959
MY COMMISSION EXPIRES MARCH 14, 2022