STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

x Tracey Calvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-4982

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 226706 DEEDWARR
05/07/2019 09:23:07 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20190507-0042613

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cody W. Calvin and Tracey Calvin (NAME)	State Farm Bank, F.S.B. (NAME)	053-12-0-175
3026 Lakeshore Dr (STREET ADDRESS)	180 N Belvedere Drive, 2 (STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sherry Walker Borchert, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody W. Calvin and Tracey Calvin, 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:

Being the west 87 feet of Lot 5, Section II, of the Life and Casualty Insurance Company Subdivision of Dabbs & Elliot property of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sherry Walker Borchert by Deed dated November 30, 2000, recorded December 5, 2000, in Instrument Number 20001205-0119480, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 843, Page 56, Register's Office for Davidson County, Tennessee.
2. Sewer Line Easements of record in Book 3160, Page 531 and Book 7465, Page 811, Register's Office for said County.
3. Telephone Line Easement of record in Book 924, Page 121, Register's Office for said County.
4. Sewerage Restriction/Reservation of record in Book 1036, Page 68, Register's Office for said County.
5. Easement for Sanitary Sewers and Storm Drainage of record in Book 9509, Page 702, Register's Office for said County.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3026 Lakeshore Drive, Old Hickory, TN 37138.

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. Whenever 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 6th day of May, 2019.

Sherry Walker Borchert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2019, before me personally appeared Sherry Walker Borchert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of May, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066