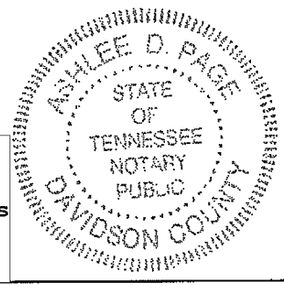
# WARRANTY DEED




Karen Johnson Davidson County
Batch# 228609 DEEDWARR
05/10/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $321.90
20190510-0044102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Uriel B Calderon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF MAY, 2019.

Ashlee Page
Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Uriel Barriga Calderon and Gloria Gomez Velazquez | New owner at | |
| (NAME) | (NAME) | 09514000200 |
| 2100 crystal Drive | property address | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (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, WE, **Abelardo Calderon, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Uriel Barriga Calderon and Gloria Gomez Velazquez, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 170 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

Being the same property conveyed to Abelardo Calderon by virtue of that certain Warranty Deed dated October 19, 2001, and being of record at Instrument No. 20011025-0116895 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this has never been his marital residence.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 2442, Page 464; Book 980, Page 352; and Book 9687, Page 709, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2100 Crystal Drive Nashville, TN 37210-3306
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of May, 2019.

Abelardo BC

**Abelardo Calderon**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Abelardo Calderon** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2019.

Ashlee D Page

Notary Public
My Commission Expires: 11/8/2021

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019