WARRANTY DEED

Karen Johnson Davidson County
Batch# 238388 DEEDWARR
06/04/2019 10:49:16 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190604-0053153

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bret Calhoon	Churchill Mtg.	
1013 Vista (NAME) Circle ~~217 Oak Grove Dr.~~	(NAME) 761 Old Hickory Blvd. #400	
Franklin (ADDRESS) TN 37067 ~~Nashville, TN 37217~~	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Van L. Calhoon and Pamela H. Calhoon, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bret Calhoon, unmarried man,** 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:

Land in Davidson County, Tennessee, being Unit No. 217, The Addition to Five Oaks, a Planned Unit Development of record in Plat Book 522, Page 456, Register's office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Van L. Calhoon and Pamela H. Calhoon, husband and wife, by Warranty Deed from April Corinne Wright Crabtree, dated 9/30/03, of record in Instrument No. 20031010-0150554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 217 Oak Grove Dr., Nashville, TN 37217
(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/our hands this 24th day of May, 2019.

Van L. Calhoon

Pamela H. Calhoon

State of Tennessee
County of Davidson

Personally appeared before me Van L. Calhoon and Pamela H. Calhoon, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 13933

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020