WARRANTY DEED

Karen Johnson Davidson County
Batch# 504970 **DEEDWARR**
10/30/2020 09:24:03 AM 2 pgs
Fees: $13.00 Taxes: $1,748.25

20201030-0126557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DUANE POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celina Elizabeth Roth	Churchill Mortgage Corporation	
(NAME)	(NAME)	
149 Gale Park Ln.	1749 Mallory Lane, Suite 100	118 06 0D 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(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, **MARCO A. CALDERON AND JENNIFER L. ARCE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CELINA ELIZABETH ROTH, SINGLE WOMAN,** 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. 27, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No 20110311-0019705, and Scrivener's Affidavit recorded in Instrument No. 20110531-0041215, and amended Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201, and Instrument No. 20200327-0033394, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marco A. Calderon and Jennifer L. Arce, husband and wife, by Warranty Deed from Gale Park, LLC, of record in Instrument No. 20140304-0017988, in the Register's Office of Davidson County, Tennessee, dated February 27, 2014 and recorded on March 04, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 149 Gale Park Ln., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 29th day of October, 2020

MARCO A. CALDERON

JENNIFER L. ARCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marco A. Calderon and Jennifer L. Arce, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public