File: 34473-8 **Box 14**

WARRANTY DEED

Karen Johnson Davidson County
Batch# 614500 **DEEDWARR**
04/14/2021 10:10:32 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20210414-0049698

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$272,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2021.

Notary Public

My commission expires: 11/6/2024
(AFFIX SEAL)

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Calvo **Amanda Calvo**	**SWBC Mortgage Corporation**	**Map 095-14-0 Parcel 011-00**
2118 Crystal Drive	**117 Seaboard Lane Suite F-205**	
Nashville, TN 37210	**Franklin, TN 37067**	

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, WE,

Herbert S. Whittmore, Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Calvo and Amanda Calvo, 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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page 67 (erroneously referred to as Page No. 167 in the previous deed), Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Herbert S. Whittmore, Jr., unmarried, by Deed dated November 5, 1998 from William McAdoo Spitznas and Robert Russell Spitznas and Thomas McAdoo Harris, Jr. and Jack Benton Spitznas, heirs of Martha H. Williams, of record in Book 11212, Page 106, Register's Office for Davidson County, Tennessee.

Karen Chatman, spouse of the above named Herbert S. Whittmore, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331 Page 67, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2442, Page 464, said Register's Office for Davidson County, Tennessee. Said restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantees.

This is improved (__X__) Unimproved (____) property, known as **2118 Crystal Drive, Nashville, TN 37210**

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 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 hand(s) this **12th** day of **April, 2021.**

Herbert S. Whittmore, Jr.

Karen Chatman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Herbert S. Whittmore, Jr. and Karen Chatman,** the within named sellers, 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 at Nashville, Tennessee, this **12th** day of **April, 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON