WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS THE GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/21/06

(AFFIX SEAL)

MAURY COUNTY, TENN. NOTARY PUBLIC AT LARGE AMANDA S. WILLIAMS

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/15/04 12:50 2pgs
Fees:13.00 Taxes:203.50
20040615-0070659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles White	Charles White	173-01-0-183
(NAME)	(NAME)	
416 Cedarcreek Trail	Same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Craig E. Calloway , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles White , 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 Lot No. 8A, Monte Carlo Estates, Section 3A, as shown by plat of record in Plat Book 6250, Page 970, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Craig E. Calloway, by Deed from Thomas F. Frost, Sr. dated September 9, 1994, filed for record on September 22, 1994, in Deed Book 9471, Page 666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 416 Cedarcreek Trail, Nashville, TN 37211

(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 hand(s) this 11th day of June, 2004.

Craig E. Calloway by Mary Sanderson attorney in fact

Craig E. Calloway

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 Craig E. Calloway the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/11/2004

My Commission Expires: _____

_____
Notary Public

File Number2405342
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS THE 11TH DAYOF JUNE 2004, BEFORE ME PERSONALLY APPEARED CYNTHIA SANDERSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CRAIG E. CALLOWAY AND WHOACKNOWLEDGED THAT CYNTHIA SANDERSON EXECUTED THE SAME AS THE FREE ACT AND DEED OF THE SAID CRAIG E. CALLOWAY BY VIRTUE OF THAT POWER OF ATTORNEY, DULY EXECUTED BY THE SAID CRAID E. CALLOWAY AND APPEARING OF RECORD IN INSTRUMENT # 20040615-0070565X, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11TH DAY OF JUNE, 2004.

MY COMMISSION EXPIRES:

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

NOTARY PUBLIC