WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/05 16:34 2 pgs
Fees:13.00 Taxes:264.92

20050304-0024490

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D and Tonia L Callis	Jeffrey D and Tonia L. Callis	Map 91-6, Parcel 153
(NAME)	(NAME)	
904 Trice Drive	904 Trice Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Charles W. Jennette, Trustee of the Charles W. Jennette Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Callis and wife Tonia L. Callis, 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:

Lot No. 69 on the Plan of West Park Addition, of record in Book 2330, Page39, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 52 feet on the southeasterly margin of Trice Drive and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed unto the trustee of "THE CHARLES W. JENNETTE REVOCABLE LIVING TRUST"by Quit Claim Deed recorded in Instrument #20040908-0109497 and filed for record on September 8, 2004,Register's Office Davidson County, Tennessee.

Subject to all Easements, Convents. Conditions, Reservations, Leases and Restrictions of record. All legal Highways, all rights of way, all Zoning, Building and other Laws, Ordinances and Regulations, all rights of tenants in possession, and all Real Estate Taxes and Assessments not yet due and payable.

unimproved ☒
This is improved X property, known as 904 Trice Drive, Nashville, TN 37209
(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 28th day of February, 2005.

Charles W. Jennette, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles W. Jennette, as Trustee of the Charles W. Jennettee Revocable Living Trust, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal this 28 day of February, 2005.

My Commission Expires: 5-24-2008

Notary Public

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.