WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Carolyn Haddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2005.~~ 7/29/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLYN ELAINE HADDOX	CAROLYN ELAINE HADDOX	81-7-313
(NAME)	(NAME)	
1814 14TH AVENUE NORTH	1814 14TH AVENUE NORTH	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	NASHVILLE, TN 37208	
(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, CHRISTINE CALLAGHAN AND HUSBAND, BRENDAN CALLAGHAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN ELAINE HADDOX, 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. 15 ON THE MAP OF W.S. SETTLE'S SUBDIVISION OF LOT NO. 7 OF THE WOODARD PROPERTY, AS OF RECORD IN BOOK 57, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: SAID LOT NO 15 FROMTS 50 FEET ON THE EASETRLY SIDE OF 14TH AVENUE NORTH, AND EXTENDS BACK BETWEEN PARALLEL LINES, 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BRENDAN P. CALLAGHAN AND WIFE CHRISTINE M. CALLAGHAN BY DEED FROM U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE OF RECORD IN INSTRUMENT 20041129-0141333 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 1814 14TH AVENUE NORTH, NASHVILLE, TN 37208

(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 our hands this 20th day of May, 2005.

Christine M Callaghan
CHRISTINE CALLAGHAN

Brendan P Callaghan
BRENDAN CALLAGHAN
by Christine M Callaghan atty in fact.

Davidson County DEEDWARR
Recvd: 06/02/05 15:52 2 pgs
Fees:13.00 Taxes:295.63

20050602-0062773

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared CHRISTINE CALLAGHAN with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2005.

Commission expires: July 19, 2005

JUSTIN D. TATUM Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **CHRISTINE CALLAGHAN** with whom I am personally acquainted, and who, upon oath, has proved to me beyond satisfactory evidence to be acting as Power Of Attorney for **BRENDEN CALLAGHAN**, that she executed the foregoing instrument for the purpose therein contained, and that she executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2005.

Commission expires: July 19, 2005

JUSTIN D. TATUM Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008