RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/27/05 11:06 2 pg:
Fees:13.00 Taxes:629.00

20050927-0115845

**WARRANTY DEED**

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS August 25, 2005.

NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erin Callahan<br>69 Jones Circle<br>Old Hickory, TN 37138 | Same as New Owner | **44-11-0-042.00** |

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand Dollars and Zero Cents ($170,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Kyle E. Clemmer and wife, Emily W. Clemmer,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Erin Callahan, unmarried** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County,** , and being further described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 24, River Vista Subdivision Village of Old Hickory, as shown on plan recorded August 19,1949, in Book 1424, Page 118, in the Register's Office for Davidson County, Tennessee; fronting 105 feet on Jones Circle**

**Said Lot No. 24 fronts 105 feet on the westerly side of Jones Circle and extends back between lines, 143.7 feet on the northerly side and 199.1 feet on the southerly side, to a dead line in the rear measuring 108 feet thereon.**

**Being the same property conveyed to Kyle E. Clemmer and wife, Emily W. Clemmer, by Deed from Janet L. Curtis, dated 4-27-01, of record in inst. no. 20010430-0043266, in the Register's Office for Davidson County, Tennessee.**

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this August 25, 2005.

Kyle E. Clemmer

**Kyle E. Clemmer**

Emily W. Clemmer

**Emily W. Clemmer**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Kyle E. Clemmer and wife, Emily W. Clemmer**, being by me and duly sworn (or affirmed), 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 seal, this August 25, 2005.

Notary Public

My commission expires: 1/28/06

NOTARY PUBLIC AT LARGE