Davidson County DEEDWARR
Recvd: 10/14/05 10:44 2 pgs
Fees:13.00 Taxes:384.80

20051014-0124010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/17/05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Carissa C. Schmidt | New Owner | 119-01-0 |
| 112 Rose Street | | GROUP |
| Nashville, Tennessee 37210 | | PARCEL 268.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Four Thousand Dollars and Zero Cents ( $104,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Christine M. Callaghan and husband, Brendan P. Callaghan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carissa C. Schmidt, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 42 on the Map of the Subdivision of Lot Numbers 7, 8, 9, 10, etc, Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 50.0 feet on the northerly side of Rose Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Christine M Callaghan and husband, Brendan P. Callaghan, by deed dated December 20, 2004, from CitiFinancial Mortgage Company, Inc. of record as Instrument No. 20041222-0152345 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 112 Rose Street, Nashville, Tennessee 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 Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 11th day of October, 2005.

Christine M. Callaghan

Brendan P. Callaghan by Christine M. Callaghan, Attorney in Fact of Brendan P. Callaghan by Christine M. Callaghan, Attorney in Fact of record in Instrument No. 20051013-0123404

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Christine M. Callaghan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine M. Callaghan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brendan P. Callaghan, and acknowledged that she executed the same as the free act and deed of the said Brendan P. Callaghan.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**After Recording Return To:**
**Nations Title Agency, Inc.**
**5214 Maryland Way, Suite 208**
**Brentwood, TN 37027**
ORTN0404651