Davidson County DEEDWARR
Recvd: 09/15/06 10:51 2 pgs
Fees:13.00 Taxes:369.63

20060915-0114497

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Tammy McGee	Wells Fargo Bank, N.A.	044-11-0
411 Hadley Avenue	4800 W. Wabash Avenue	GROUP
Old Hickory, Tennessee 37138	Springfield, Illinois 62711	PARCEL 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Ninety Nine Thousand Nine Hundred Dollars and Zero Cents ($99,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christine M. Callaghan, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tammy McGee, 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. 99 on the Plan of Section "A" Village of Old Hickory of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Christine M. Callaghan, a married woman, by deed dated December 21, 2003, from Sharon E. Davis, unmarried, and Terry F. Davis and wife, Mary H. Davis, of record as Instrument No. 20040102-0000898 in the Register's Office for Davidson County, Tennessee.

Brendan Callaghan, spouse of Christine M. Callaghan, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 411 Hadley Avenue, Old Hickory, Tennessee 37138

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of September, 2006.

Brendan Callaghan

By: Christine M. Callaghan, Attorney in Fact

Christine M. Callaghan

STATE OF TENNESSEE)

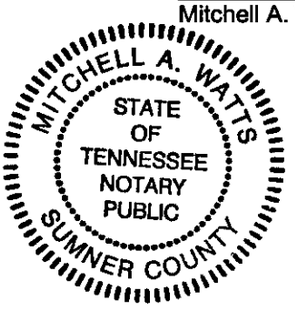
COUNTY OF DAVIDSON)

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 8th day of September, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, 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 Callaghan, and acknowledged that she executed the same as the free act and deed of the said Brendan Callaghan.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

