Davidson County DEEDWARR
Recvd: 09/22/06 12:07 2 pgs
Fees:13.00 Taxes:273.80

20060922-0117752

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2006.

Notary Public

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

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**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 |
|---|---|---|
| Brendan P. Callaghan | Brendan P. Callaghan | 082-03-0 |
| 1204 Firth Court | 1204 Firth Court | GROUP |
| Franklin, Tennessee 37067 | Franklin, Tennessee 37067 | PARCEL 334.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Four Thousand Dollars and Zero Cents ( $74,000.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dwayne Wilson and wife, Jacqueline Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brendan P. Callaghan and wife, Christine M. Callaghan, 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.

BEING Lot No. 94 on the plan of Sharpe & Horn's First Addition of record in Plat Book 57, page 152, 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 Dwayne Wilson and wife, Jacqueline Wilson by deed dated May 17, 1994, from Grace Apostolic Church, Inc., a Tennessee non-profit corporation, of record in Book 9355, page 926, 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 allmatters 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 Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1108 Stainback Avenue, Nashville, Tennessee 37207

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 15th day of September, 2006.

Dwayne Wilson

Jacqueline Wilson

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 Dwayne Wilson and Jacqueline Wilson, the bargainors, 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 official seal at Nashville, Tennessee this 15th day of September, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY