WARRANTY DEED

Record & Return

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
WOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~October 24, 2010.~~ MARCH 21, 2011

(AFFIX SEAL)

STACY COAKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 1484 Pleasant View, Woodbury, TN 37190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Lane Calloway	Countrywide Home Loans	147.01-0-010.00
(NAME)	(NAME)	
356 Lynn Dr.	P.O Box 660184	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75266-0184	
(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, Lester G. Smith, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jordan Lane Calloway and wife, Lacey Kay Calloway, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 356 Lynn Dr., Nashville, TN 37211

(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 my hand this 31st day of August, 2007.

Lester G. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 09/18/07 09:55 2 pgs
Fees:13.00 Taxes:924.63

20070918-0111560

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lester G. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Woodbury, Tennessee this 31st day of August, 2007.

My Commission expires: October 24, 2010

Eileen Smith

Notary Public

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

EXHIBIT A

Land in Davidson County, State of Tennessee, being Lot No. 419, Section Six on the Plan of Caldwell Hall, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lester G. Smith by Warranty Deed dated 5/18/01 from David M. Wilson and wife, Bettie Lee Wilson, of record in Instrument No. 20010524-0054097, Register's Office for Davidson County, Tennessee.

SUBJECT to Easements of record in Book 2900, page 148; and, to any and all matters as shown on the plan of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee.