Davidson County DEEDWARR
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Fees:18.00 Taxes:601.25
20080407-0035172

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #08236C

FROM: MARY ANGELA CALAHAN, ADMINISTRATRIX OF THE ESTATE OF JAMES HEWITT CALAHAN, DECEASED, AND MICHIKO CALAHAN, MARK AMON CALAHAN, AND MARY ANGELA CALAHAN, COMPRISING ALL THE HEIRS AT LAW OF JAMES HEWITT CALAHAN, DECEASED

TO: JASON SOTAK AND WIFE, MICHELLE SOTAK

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100--- ($162,500.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, MARY ANGELA CALAHAN, ADMINISTRATRIX OF THE ESTATE OF JAMES HEWITT CALAHAN, DECEASED, AND MICHIKO CALAHAN, MARK AMON CALAHAN, AND MARY ANGELA CALAHAN, COMPRISING ALL OF THE HEIRS AT LAW OF JAMES CALAHAN, DECEASED, have bargained and sold, and by these presents, do transfer and convey unto the said JASON SOTAK AND WIFE, MICHELLE SOTAK, their heirs and assigns, certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Section IV, Haywood Acres, of record in Book 2900, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to Restrictive Covenants of record in Book 3075, page 160, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Book 2900, page 93, Register's Office of Davidson County, Tennessee, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

Being the same property conveyed to James H. Calahan by deed from Ben L. Stover and wife, Essie McAfee L. Stover, dated September 23, 1964, recorded October 7, 1964, of record in Book 3819, page 699, Register's Office of Davidson County, Tennessee. The said James H. Calahan having since died intestate on January 14, 2008, leaving Michiko Calahan, Mark Amon Calahan and Mary Angela Calahan as his sole heirs at law, his estate being probated in the Chancery/Probate Court of Giles County, Tennessee, Docket No. P-370-08. James Calahan and James Hewitt Calahan being one and the same person. Also see Affidavit of Heirship of record in Book ~~X~~ ____, page _____, Register's Office of Davidson County, Tennessee. ~~X~~ 20080407-0035171

MAP & PARCEL 148-05-0-125

PROPERTY ADDRESS: 300 MARGO LANE, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JASON SOTAK AND WIFE, MICHELLE SOTAK,

their heirs and assigns forever. And we do covenant with the said JASON SOTAK AND WIFE, MICHELLE SOTAK, 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 except for the conditions and restrictions as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to JASON SOTAK AND WIFE, MICHELLE SOTAK, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 25th DAY OF MARCH, 2008.

Michiko Calahan
MICHIKO CALAHAN

Mary Angela Calahan
MARY ANGELA CALAHAN

Mark Amon Calahan
MARK AMON CALAHAN

by: Mary Angela Calahan, ATTY IN FACT
Mary Angela Calahan, Attorney in Fact
Of record in Book 4, page _____,
Register's Office of Davidson Co., Tennessee.

*2008040700 35170.

STATE OF TENNESSEE
COUNTY OF GILES

On this 25th day of March, 2008, before me personally appeared MICHIKO CALAHAN and MARY ANGELA CALAHAN, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Witness my hand and seal at the City of Pulaski, in the State of Tennessee.

SHEILA H. FRISBIE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Sheila H Frisbie
NOTARY PUBLIC
My Commission Expires: 9/29/09

STATE OF TENNESSEE
COUNTY OF GILES

On this 25th day of March, 2008, before me, Sheila H. Frisbie, a Notary Public in and for said County and State, personally appeared Mary Angela Calahan, 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 Mark Amon Calahan, and acknowledged that she executed the same as the free act and deed of the said Mark Amon Calahan. Witness my hand and seal at Pulaski, Tennessee.

SHEILA H. FRISBIE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Sheila H Frisbie
NOTARY PUBLIC
My commission expires: 9/29/09

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $162,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary Angela Calahan
AFFIANT

Subscribed and sworn to before me this 25th day of March, 2008.

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC SEAL
LAWRENCE COUNTY

Sheila H. Frisbie
NOTARY PUBLIC
My Commission Expires: 9/29/09

NEW OWNER(S): JASON SOTAK AND WIFE, MICHELLE SOTAK
300 Marago LN
Nashville TN 37211

SEND TAX BILLS TO:
Jason Sotak
300 Marago LN
Nashville TN 37211

MAIL RECORDED DOCUMENT TO:
Realty Title
1118 Nashville Hwy Ste 200
Columbia TN 38401