File No. 280900716

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 08:18 3 pgs
Fees:18.00 Taxes:1498.50
20081002-0099927

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. McCollum, Jr.	Coldwell Banker Mortgage	171-03-0A-063.00CO
(NAME) 4840 Manassas Drive	(NAME) 1 Mortgage Way	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I , **Jodi Calaway, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto James F. McCollum, Jr. and Susan A. McCollum, husband and wife**,, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 164, SECTION TWO, FREDERICKSBURG, as shown by plat of record in Plat Book 7900, Page 640, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jodi Calaway, a married woman by Warranty Deed dated June 30, 1999, from Holly Hearn Whaley and husband, Mark B. Whaley of record in Book 11557, Page 196, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 640, Register's Office of said County.

Boundary Plat as shown of record in Book 7900, Page 509, Register's Office for said County.

Sewer, Water and Drainage Easement as shown of record in Book 7358, Page 643, Register's Office for said County.

Drainage Easement as shown of record in Book 7851, Page 712, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 7993, Page 269 and Book 9698, Page 124, Register's Office for said County.

Water Easement as shown of record in Book 9698, Page 81, Register's Office for said County.

By-Laws as shown of record in Book 8920, Page 45, Amendment in Book 10694, Page 539, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Register's Office of said County.

Charter of Fredericksburg Homeowner's Association, Inc. as shown of record in Book 8920, Page 40, Register's Office for said County.

Property may be subject to Homeowner's Association Dues.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4840 Manassas Drive, Brentwood, TN 37027

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 26th day of September, 2008.

Jodi Calaway

Jodi Calaway

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jodi Calaway, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of September, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280900716

RETURN TO:

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011

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