Bk436
23927

File No. 290401069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Bobbie Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2009.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES: May 22, 2010
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires May 22, 2010
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans: T20090039646 DEEDWARR
Recvd: 06/15/09 13:37 2 pgs
Fees: 13.00 Taxes: 375.55
20090615-0055374

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Callis	Same as new owner	Map 073-15-0 Parcel 016.00
(NAME)	(NAME)	
2322 Tally Green Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Stephen L. Minton, married,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Callis, a single man and Suzanne E. Thomason, a single woman, as tenants in common with expressed rights of survivorship,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 5A, on the plan of Zone Lot Division Lots 5, 9 and 11 Tally Green, of record in Plat Book 6250, Page 787, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen L. Minton by Warranty Deed from G. T. Scott of record in Book 6817, Page 144 on March 28, 1986 and filed for record on March 31, 1986, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; Transmission Easement of record in Book 1153, Page 459; Sanitary Sewer and Storm Drainage Easement of record in Book 4564, Page 711; Sanitary Sewer and Storm Drainage Easement of record in Book 6369, Page 575; Sewer Easement of record in Book 6643, Page 817; Water Easement of record in Book 6643, Page 856; License to Use Fence of record in Book 8838, Page 654; Transmission Easement of record in Book 1153, Page 459; Sanitary Sewer and Storm Drainage Easement of record in Book 4564, Page 711; Sewer Easement of record in Book 6643, Page 817; Water Easement of record in Book 6643, Page 856; License to Use Fence of record in Book 8838, Page 654; All matters as set forth per Plat Book 6250, Page 73,Plat Book 6250, Page 787; all in the Register's Office for Davidson County, Tennessee.

Kelly Minton, spouse of Stephen L. Minton, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that she may have in said property, including but not limited to the marital interest.

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 2322 Tally Green Court, Nashville, TN 37214
(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 I do covenant with the said GRANTEES 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 GRANTEES, his 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 12th day of June, 2009.

Stephen L. Minton

Kelly Minton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephen L. Minton and Kelly Minton, 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 at office this 12th day of June, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (seal)

File Number: 290401069

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122