BILL GARRETT, Davidson County
Trans:T20090049806 DEEDWARR
Recvd: 07/23/09 11:19 3 pgs
Fees:18.00 Taxes:1942.50
20090723-0069176

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(GJ) Title No: 50117
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gerald Clay Sparrow Elizabeth Earls Sparrow 1222 Carl Seyfert Memorial Dr. Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 14514005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley R. Callahan, Trustee of the Living Trust of Bradley R. Callahan and Joanna Garbarini Callahan, Trustee of the Living Trust of Joanna Garbarini Callahan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gerald Clay Sparrow and wife, Elizabeth Earls Sparrow** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Galaxy Estates of record in Book 4175, page 77, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Fifty percent (50%) undivided interest to Bradley R. Callahan and Joanna Garbarini Callahan, or their successors, as trustees of the Bradley R. Callahan Living Trust, dated November 3, 2003, as amended, and fifty percent (50%) undivided interest to Bradley R. Callahan and Joanna Garbarini Callahan, or their successors, as trustees of the Joanna Garbarini Callahan Living Trust dated November 3, 2003, as amended, as tenants in common with full power to sell, convey, mortgage, encumber or transfer the property without joinder of any beneficiary by warranty deed from Diane K. Bartley, unmarried, dated Apr. 17, 2007 and recorded on Apr. 27, 2007 of record in Doc. No. 20070427-0050498, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175 Page 77, said Register's Office, which Plan shows a building setback line to be determined by the City of Forest Hills and a 10 foot easement public utility and drainage purposes along the rear line of said lot. Agreement for dedication of easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7825, page 13, said Register's Office.

This is improved property, known as: 1222 Carl Seyfret Memorial Drive, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27 day of June, 2009.

Bradley R. Callahan, Trustee of the Living Trust of Bradley R. Callahan

Joanna Garbarini Callahan, Trustee of the Living Trust of Joanna Garbarini Callahan

State of TENNESSEE

County of DAVIDSON

On this ____ day of June, 2009, before me the undersigned authority, personally appeared Bradley R. Callahan and Joanna Garbarini Callahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **Bradley R. Callahan, Trustee of the Living Trust of Bradley R. Callahan and Joanna Garbarini Callahan, Trustee of the Living Trust of Joanna Garbarini Callahan**, the within named bargainor, a ~~corporation~~ Trust, and the execution of the foregoing instrument as such ~~officer~~ Trustee for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 27 day of June, 2009.

Notary Public

My Commission Expires: 1/23/2010

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Sworn and subscribed before me this the 2nd day of ~~June~~ July, 2009

Notary Public

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Bradley R. Callahan, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee of **The Living Trust of Bradley R. Callahan** the within named bargainor, a Trust, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing in the name of the Trust as such Trustee.

Witness my hand and official seal, at office in Nashville, Tennessee this the 27th day of June, 2009.

My Commission Expires: 1/23/2010

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Joanna Garbarini Callahan, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee of **The Living Trust of Joanna Garbarini Callahan**, the within named bargainor, a Trust, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing in the name of the Trust as such Trustee.

Witness my hand and official seal, at office in Nashville, Tennessee this the 27th day of June, 2009.

~~The Actual Consideration or value, whichever is greater, for this transfer is $525,000.00.~~

My Commission Expires: 1/23/2010

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The Actual Consideration or Value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2009.

Notary Public

My Commission Expires: 2/20/2012

SHERRON R. PEARCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY