Davidson County DEEDWARR
Recvd: 11/09/10 10:37 3 pgs
Fees:18.00 Taxes:477.30
20101109-0089873

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: June 20 2011

(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan P. Embry	Fifth Third Mortgage	08213004200
908 Jackson Street (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brendan P. Callaghan and Christine M. Callaghan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan P. Embry, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 183 IN THE JUDGE JOHN MCNAIRY MANSION HOUSE TRACT, AS SHOWN BY PLAN OF RECORD IN THE FRONT FLY LEAF OF PLAT BOOK 9, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF JACKSON STREET 131.0 FEET WESTERLY FROM THE WESTERLY MARGIN OF 9TH AVENUE, NORTH, FORMERLY MCLEMORE STREET, BEING THE S.W. CORNER OF PART OF SAID LOT CONVEYED BY ANDREW TURNER HARMAN AND WIFE, TO JOHN HALL AND WIFE BY DEED BY RECORD IN BOOK 458, PAGE 749, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY MARGIN OF JACKSON STREET, W.32 1/2 FEET; THENCE AT RIGHT ANGLES, NORTHERLY ABOUT 129 FEET TO THE SOUTHERLY MARGIN OF A PROPOSED ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID PROPOSED ALLEY, EASTERLY 32 1/2 FEET TO SAID HALL'S N.W. CORNER; THENCE WITH HIS WESTERLY LINE, SOUTHERLY ABOUT 129 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRENDAN P. CALLAGHAN AND WIFE, CHRISTINE M. CALLAGHAN BY WARRANTY DEED DATED NOVEMBER 8, 2007, FROM JAMES BELLAR, MARRIED AND FILED FOR RECORD ON NOVEMBER 9, 2007, IN INSTRUMENT NO. 20071109-0132401, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 908 Jackson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 26th day of October, 2010.

Brendan P Callaghan by Alicia Griffith as attny in fact
Brendan P. Callaghan

Christine M Callaghan by Alicia Griffith as attny in fact
Christine M. Callaghan

State of Tennessee
County of Davidson

On this the 10/26/10 , before me personally appeared Alicia Griffith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brendan P. Callaghan and Christine M. Callaghan, and acknowledged that they executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10/26/10.

Connie Hooper

Connie Hooper

My Commission Expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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