WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016814 DEEDWARR
Recvd: 03/22/11 11:43 2 pgs
Fees:13.00 Taxes:181.30
20110322-0022330

R-ER-11-1025

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Voorhis	new owner	
1025 Garland Hollow Road (ADDRESS)	(NAME) (ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	77-73.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JEFF CALLAHAN AND WIFE, ANITA CALLAHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATIE VOORHIS AND CHARLES VOORHIS, wife and husband hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OR PARCEL OF LAND LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESIGNATED AS TRACT NO. 14 OF THE JOHN T. HAILEY, JR., AND ANNE S. HAILEY TRACT AND DESCRIBED ACCORDING TO A SURVEY BY REX NORTHCUTT, TENNESSEE REGISTERED LAND SURVEYOR, LICENSE NO. 77, DATED APRIL 26, 1996, AS FOLLOWS: BEGINNING AT A METAL PIN SET IN THE NORTHWESTERLY MARGIN OF AN ACCESS ROAD LEADING TO GARLAND HOLLOW ROAD, SAID METAL PIN BEING LOCATED IN THE COMMON FRONT CORNER OF TRACT NO. 13 AND TRACT NO. 14 OF THE JOHN T. HAILEY, JR., PROPERTY; THENCE, NORTH 14 DEGREES 51 MINUTES 01 SECONDS EAST 1039.61 FEET TO A POINT, SAID POINT BEING LOCATED IN A STUMP IN OLD WIRE; THENCE, SOUTH 67 DEGREES 02 MINUTES 26 SECONDS EAST 138.90 FEET TO A POINT, SAID POINT BEING LOCATED AT A METAL PIN SET AT BIG OAK; THENCE, NORTH 86 DEGREES 36 MINUTES 58 SECONDS EAST 67.80 FEET TO A 5 INCH MAPLE; THENCE, NORTH 78 DEGREES 49 MINUTES 51 SECONDS EAST 146.86 FEET TO A POINT, SAID POINT BEING LOCATED AT A METAL PIN SET IN LINE WITH FENCE FROM WEST; THENCE, SOUTH 48 DEGREES 58 MINUTES 35 SECONDS EAST 88.08 FEET TO A POINT; THENCE, SOUTH 49 DEGREES 12 MINUTES 19 SECONDS EAST 227.65 FEET TO A POINT, SAID POINT BEING AT THE CENTER LINE OF OLD ROAD BED; THENCE, SOUTH 43 DEGREES 07 MINUTES 02 SECONDS WEST 961.56 FEET TO A POINT AT THE BEGINNING OF A CURVE, SAID CURVE HAVING A DELTA ANGLE OF 120 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 50 FEET, AND A CHORD BEARING SOUTH 68 DEGREES 17 MINUTES 40 SECONDS WEST 86.60 FEET, TO THE RIGHT 104.72 FEET TO A POINT; THENCE, WITH THE NORTHWESTWARDLY MARGIN OF THE HEREINABOVE REFERENCED ACCESS ROAD, SOUTH 68 DEGREES 17 MINUTES 40 SECONDS WEST 115.40 FEET TO THE POINT OF BEGINNING. DEDICATION OF ACCESS ROAD AS OF RECORD IN INSTRUMENT NO. 20010511-0048988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEFF CALLAHAN AND WIFE, ANITA CALLAHAN BY WARRANTY DEED FROM ROBERT M. DERRICK AND WIFE, SUE ANN DERRICK,RECORDED ON THE 28TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010928-0105021, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 8935, PAGE 219; BOOK 8935, PAGE 220; INST. NO. 20010511-0048988; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1025 Garland Hollow Road, Pegram, Tennessee 37143
(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), their 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), 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 15th day of March, 2011.

Jeff Callahan

Anita Callahan

STATE OF Tennessee
COUNTY OF Davidson

Personaliy appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Callahan and Anita Callahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903