WARRANTY DEED

Record & Return To:
Foundation Title & Escrow
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110026861 DEEDWARR
Recvd: 05/05/11 14:56 2 pgs
Fees:13.00 Taxes:1261.70
20110505-0034760

STATE OF TENNESSEE
COUNTY OF Harris
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2011

Barbara Lindsey
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA JEAN LINDSEY
Notary Public, State of Texas
My Commission Expires
June 28, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J Allen Callison and Lindsay L. Callison	Same	131-6-H-24.00CO
(NAME) 929 Cherry Plum Court	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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/WE, **Scott C. Nelson and Wendy A. Nelson**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. Allen Callison and wife Lindsay L. Callison**, 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 Lot No. 76 on the Plan of Phase 2, Village of Cherry Glen, as of record in Plat Book 9700, page 322, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott C. Nelson and wife Wendy A. Nelson by Warranty Deed from Katherine L. Burgess, unmarried dated July 27, 2006 and recorded in Instrument No. 20060801-0093371, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 929 Cherry Plum Court, Nashville, TN 37215

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, has 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 our hands this **21st** day of **April, 2011**

Scott C. Nelson

Wendy A. Nelson

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned authority, **Scott C. Nelson and Wendy A. Nelson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **April, 2011**

Notary Public

PATRICIA W. THOMAS
Notary Public,
State of Texas

My commission expires

PATRICIA W. THOMAS
Notary Public,
State of Texas
Comm. Exp. 03-28-13