BILL GARRETT, Davidson County
Trans:T20110055002 DEEDWARR
Recvd: 09/06/11 13:26 2 pgs
Fees:13.00 Taxes:569.43
20110906-0068838

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $153,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public
My commission expires:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

06-1108-74349

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Callahan 1341 Timber Valley Dr. Nashville TN 37214	Primary Residential Mtg. Inc 4750 W. Wiley Post Way Salt Lake City UT 84116	108-12-0-B 090.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bradford H. Gran and wife, Mary Alice Gran, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy Callahan, hereinafter called the Grantees, their successors 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. 189 on the Plan of Phase 1A, Section Two, Harborview, of record in Book 6900, Pages 756-758 and amended in Book 9096, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradford H. Gran and wife, Mary Alice Gran by deed from Frank Batson Homes, Inc., dated September 16, 1994, recorded September 20, 1994 in Book 9469, Page 511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1341 Timber Valley Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ~~31st~~ 25th day of August, 2011.

Bradford H. Gran

Mary Alice Gran

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradford H. Gran and Mary Alice Gran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this ~~31st~~ 25th day of August, 2011.

State of Tennessee at Large

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012