(4)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00. Chad Tarter Affiant
BILL GARRETT, Davidson County Trans:T20120027419 DEEDWARR Recvd: 04/16/12 10:24 2 pgs Fees:13.00 Taxes:277.50 20120416-0032179	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2012. Notary Public MY COMMISSION EXPIRES: 1-6-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Tarter	owner	MAP 91-5
711 Ries Avenue	9655 Bran Valley Dr.	PARCEL 37
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brendan Callaghan and wife, Christine Challaghan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Tarter,** 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 number 55 on the Plan of Moss - Wood Subdivision, as of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Brendan Callaghan and wife, Christine Callaghan by deed recorded as instrument number 20050119-000676, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **711 Ries Avenue, Nashville, TN 37209.**

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 our hands this the 5th th day of April, 2012.

Brendan Callaghan

Brendan Callaghan

Christine Challaghan

Christine Challaghan

(5)

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brendan Callaghan and Christine Callaghan** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th th day of April, 2012.

LAURA JONES
Notary Public, State of Florida
Commission# DD823949
My comm. expires Sept. 17, 2012

My Commission expires: Sept 17th 2012

Notary Public