(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120037091 DEEDWARR
Recvd: 05/21/12 11:07 4 pgs
Fees:23.00 Taxes:503.20

20120521-0043730

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$136,000.00.

Pam S Hansel
Affiant

Subscribed and sworn to before me this 15 day of May, 2012

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michele D. Domowicz	Fifth Third Mortgage Company	064160CO1300CO
514 Selsey Court South		
Hermitage, TN 37076	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cynthia A. Callan, Rebecca J. Callan Cox, Candice F. Callan Heinicke, Timothy J. Callan, Blake Billings Morehouse, Hannah Billings, and Rebecca J. Callan Cox Trustee for Ethan Billings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michele D. Domowicz, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, page 301, said Register's Office.

SAID Lot No. 13 fronts 40.49 feet on the westerly margin of Selsey Court South and extends back 101.84 feet on the southerly line and 190.10 feet on the northerly line to a broken line in the rear, measuring 38.12 feet thereon.

Being the same property conveyed to James A. Callan, Jr. and wife, Patricia A. Callan by Warranty Deed from Phillips Builders, Inc. dated 6/3/92 of record in Book 8644, page 674, Register's Office for Davidson County, Tennessee. Said James A. Callan, Jr. having predeceased Patricia A. Callan who died on June 7, 2011 leaving the above described property to her heirs by Last Will and Testament as shown in the Davidson County Probate Court as 11P 1029: Cynthia A. Callan, Rebecca J. Callan Cox, Candice F. Callan Heinicke; Timothy J. Callan, Blake Billings Morehouse, Hannah Billings, and Ethan Billings, hereinafter called the GRANTOR, does hereby bargain, sell, convey and

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 in the estimated amount of $1,143.66 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 064160C01300CO, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 301, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8304, page 623; Book 8447, page 633; Book 8646, page 529; and Book 8797, page 915, Register's Office for Davidson County, Tennessee.
- Charter of Wembley Downs Homeowners Association, Inc. of record in Book 8404, page 718, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Wembley Downs Homeowners Association, Inc. for open space in Book 8405, page 408, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 9522, page 349, Register's Office for Davidson County, Tennessee.

This is improved property known as: **514 Selsey Court South, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2012.

Cynthia A. Callan

Cynthia A. Callan

Rebecca J. Callan Cox by Cynthia A. Callan, as attorney in fact

Rebecca J. Callan Cox by Cynthia A. Callan, as Attorney in Fact

Candice F. Callan Heinicke by Cynthia A. Callan, as attorney in fact

Candice F. Callan Heinicke by Cynthia A. Callan, as Attorney in Fact

Timothy J. Callan by Cynthia A. Callan, as attorney in fact

Timothy J. Callan by Cynthia A. Callan, as Attorney in Fact

Blake Billings Morehouse by Cynthia A. Callan, as attorney in-fact

Blake Billings Morehouse by Cynthia A. Callan, as Attorney in Fact

Hannah Billings by Cynthia A. Callan, as attorney in fact

Hannah Billings by Cynthia A. Callan, as Attorney in Fact

Rebecca J. Callan Cox, Trustee for Ethan Billings by Cynthia A. Callan, as attorney fact

Rebecca J. Callan Cox, Trustee for Ethan Billings by Cynthia A. Callan, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Cynthia A. Callan to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18th, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Rebecca J. Callan Cox, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rebecca J. Callan Cox, the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Candice F. Callan Heinicke, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Candice F. Callan Heinicke, the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Timothy J. Callan, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Timothy J. Callan, the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.

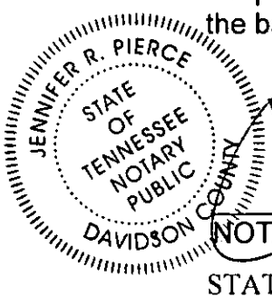
WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Blake Billings Morehouse, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Blake Billings Morehouse, the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.



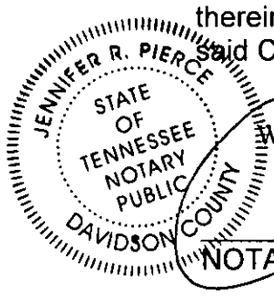
WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Hannah Billings, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Hannah Billings, the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.



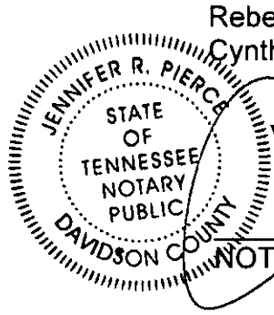
WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cynthia A. Callan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Rebecca J. Callan Cox, Trustee for Ethan Billings the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rebecca J. Callan Cox, Trustee for Ethan Billings the bargainor(s), by the said Cynthia A. Callan, as Attorney-in-Fact.



WITNESS my hand and seal, this 18th day of May, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14