WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048803 DEEDWARR
Recvd: 07/03/12 08:31 2 pgs
Fees:13.00 Taxes:314.13
20120703-0058185

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Sorreis Callicott	SWBC Mortgage Corporation	09611021000
(NAME)	(NAME)	
636 Truxton Court	5055 Maryland Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John W. Leffew, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Sorreis Callicott and wife, Melissa Ann Callicott**, hereinafter called the GRANTEE(S), their heirs and/or 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. 136 on the Plan of Hickory Bend, Section 1, as of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Leffew, an unmarried person by Warranty Deed from Steve E. Ellis and wife, Julie L. Ellis dated July 28, 2004 of record in Instrument No. 20040730-0091838, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.

All matters on the Plan of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3341, Page 265; Book 3346, Page 636 and Book 3642, Page 478, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 636 Truxton Court, Nashville, TN 37214
(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/or 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/or 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 28th day of June, 2012.

John W. Leffew

State of Tennessee
County of Wilson

Personally appeared before me John W. Leffew, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122