RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

WARRANTY DEED

CALLAHAN-H12117

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Lucia L. Callahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF August, 2012.

(Affix Seal) Notary Public

My Commission Expires: 6/22/15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lucia L. Callahan	Aspire Financial Inc. dba Aspire Lending	034.07-0A-023.00 CO
627 Glenn Circle	4100 Alpha Road, Ste 112	
Madison, TN 37115	Dallas, TX 75244	

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 consideration, the receipt of which is hereby acknowledged, I/we, MANDY J. EDEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LUCIA L. CALLAHAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Harbor Village, Section 1, (revised), a Planned Unit Development, of record in Plat Book 6900, page 37, as amended in Book 8250, page 490, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mandy J. Eden by Deed from John W. Sikes of record in Instrument # 200705010051824 recorded May 1, 2007, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 627 Glenn Circle, Madison, Tennessee 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 16th day of August, 2012 :

Mandy J. Eden

Donnie Eden, signing to conveying any marital rights

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named MANDY J. EDEN and DONNIE EDEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of August, 2012.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

BILL GARRETT, Davidson County
Trans:T20120061907 DEEDWARR
Recvd: 08/20/12 10:34 1 pgs
Fees:13.00 Taxes:647.50
20120820-0074389