(1)
Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on December 28, 2012.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

JUNE E. ROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120100015 DEEDWARR
Recvd: 12/31/12 13:31 2 pgs
Fees:13.00 Taxes:1295.00
20121231-0120743

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26059SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP -- PARCEL #
Margaret H. Callahan David J. Callahan III 2868 Sugartree Road Nashville, TN 37215	SAME AS NEW OWNERS	117-09-80.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Williams as Executor for the Estates of Brian James Williams Estate, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Margaret H. Callahan and wife, David J. Callahan III, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 31 of Woodmont Estates, Section 2, as shown on Plat of record in Plat Book 1130, page 99, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian James Williams, unmarried, by Warranty Deed from Harry Linn and wife, Helen Henderson Linn, recorded in Deed Book 8930, Page 210, in the Register's Office of Davidson County, Tennessee. Brian James Williams a/k/a Brian J. Williams died testate on March 20, 2012; a resident of Davidson County, Tennessee, and his Last Will and Testament was admitted to Probate on August 20, 2012, in the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 12P519.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to all matters shown on Plan of Woodmont Estates, Section No. 2, including any restrictions dedications, conditions, reservations, easements and other matters shown thereon, recorded in Book 1130, page 99, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2868 Sugartree Road, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on December 28, 2012.

Brian James Williams Estate

By: Michael William Executor
Michael William, Executor

STATE OF IL)
COUNTY OF DUPAGE)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Michael Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor for the Estate of Brian James Williams Estate, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, on December 28, 2012.

Notary Public

My Commission Expires:

OFFICIAL SEAL
DANIEL BELLICH
Notary Public State of Illinois
My Commission Expires Feb 11, 2016