WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/13 09:37 2 pgs
Fees:13.00 Taxes:262.70
20130521-0051018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

R Cole Calligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2013.

A Bladdell
Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita L. Schaefer	NEW OWNERS Rita L. Schaefer	04314002900
(NAME) 541 E. Maple Street	(NAME) 541 E. Maple St.	04314003000
(ADDRESS) Nashville, TN 37115	(ADDRESS) Nashville, TN 37115	04314003100
(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, **R. Cole Calligan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita L. Schaefer and husband, Lonnie Jones**, 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:

TRACT 1: 522 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 29)

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Hickory Boulevard, formerly know as the New Larkin Spring Road, at B. F. Bixler's northwest corner; thence with the westerly line of said Bixler's land, South 38-1/2 deg. East 381 feet to a point 2 feet north of a fence post; thence South 81-1/2 deg. West 276 feet to a stake, southeast corner of lot conveyed to W. D. Pharris and Bettie Pharris to Benton M. Pharris by deed of record in Book 838, page 590, said Register's Office; thence with his east line North 8-1/2 deg. West 330 feet to the center of said New Larkin Spring Road; thence with the center of said road, North 81-1/2 deg. East 85 feet to the beginning.

TRACT 2: 592 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 30)

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the westerly part of Lot 6 on the unrecorded map of C. N. Smith's property.

Said part of Lot No. 6 is described as beginning at a point in the southerly margin of Old Hickory Boulevard, 2.2 feet west on the common corner of Lot Nos. 5 and 6, being the northwest corner of the property conveyed to Winton Thompson by deed form C. N. Smith and wife, of record in Book 1579, page 273, said Register's Office; thence along Thompson's westerly line, southerly 115 feet to the northerly margin of an alley; thence with the margin of said alley, westerly 64.2 feet to a point; thence northerly 38 deg. 12' West 132.4 feet to a concrete monument in the southerly margin of Old Hickory Boulevard; thence with the margin of the same easterly 129.8 feet to the beginning.

TRACT 3: 594 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 31)

A certain tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee, more particularly describe as follows:

Being the easterly 2.2 feet of Lot No. 6 and the westerly 2.2 feet of the northerly part of the alley adjacent to the westerly line of Lot No. 5 and the westerly 48.05 feet of Lot No. 5 of an unrecorded plan entitled "Plat of C. N. Smith's Subdivision", said parcel of land being described by metes and bounds as follows:

Beginning at an iron pin in the southern margin of Old Hickory Boulevard 3,181.07 feet, more or less, easterly from the center line of Gallatin Road measured along the southern margin of Old Hickory Boulevard, and 129.8 feet, more or less, easterly from a concrete monument, the same being the northwest corner of the tract of which this property is a part; thence along the southerly margin of Old Hickory Boulevard 50.25 feet, more or less, easterly to an iron pin in the southern margin of Old Hickory Boulevard; thence southerly at right angles 135 feet, more or less, to an iron pin on the northerly margin of a 20 foot alley; thence westerly at right angles along the northern margin of said alley 50.25 feet, more or less, to an iron pin 2.2 feet beyond corner of said alley; thence northerly at right angles 135 feet, more or less, to the point of beginning.

Being the same property conveyed to R. Cole Calligan by deed from Thomas G. Scott and Rebecca C. Scott, as Trustees under the revocable Scott Living Trust dated 9/3/97, of record in Instr. No. 20101215-0099796, Register's Office for Davidson County, Tennessee.

This property is being sold as is.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantee; any and all easements and/or restriction;

unimproved ☒

This is improved ☐ property, known as 522, 592 & 594 Old Hickory Boulevard, Madison, TN 37115

(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 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 my hand this 17th day of May, 2013.

R. Cole Calligan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

personally appeared before me the undersigned Notary Public in and for the aforesaid State and County, R. Cole Calligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged upon oath that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of May, 2013.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Debbie Siniard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Christi M. Johnston, a notary public for this county and state, Debbie Siniard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-3-14