WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045532 DEEDWARR
Recvd: 05/31/13 13:52 2 pgs
Fees:13.00 Taxes:1572.50
20130531-0055177

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on May 10, 2013.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26514SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sonya Link 3709 Wimbledon Road Nashville, TN 37215	New Owner	116-12-114

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, David J. Callahan and Margaret H. Callahan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Sonya Link and , 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 No. 2, as shown on the map entitled Final Plat, Waller & Crocker Subdivision, of record as Instrument No. 20060601-0064569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David J. Callahan, III, and wife, Jennifer C. Callahan, by Deed from James I. Waller and wife, Elizabeth A. Waller, of record in Instrument No. 20071018-0123661, Register's Office for Davidson County, Tennessee. And being further conveyed to David J. Callahan, III by Quitclaim Deed from Jennifer C. Callahan , conveying all of her rights and interest in subject property dated 06/18/08 and of record in Instrument No. 20080703-0068872, in the Register's Office for Davidson County, Tennessee.

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

1. 2013 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. All matters as shown on the Plan of record in Book 20060601-0064569, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer/Storm Drainage Easement of record in Book 3899, page 390, Register's Office for Davidson County, Tennessee.
5. Permissive Use agreement of record in Instrument No. 20050118-0005643, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3709 Wimbledon 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 May 10, 2013.

David J. Callahan

Margaret H. Callahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 10, 2013, before me personally appeared David J. Callahan and Margaret H. Callahan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 10, 2013.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE