THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130055860 DEEDWARR
Recvd: 07/01/13 15:07 3 pgs
Fees:18.00 Taxes:1085.95
20130701-0067827

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Colin Callahan and Catherine Weir 2602 Acklen Avenue Nashville, TN 37212	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	104-11-0-020.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **H & S PROPERTY HOLDINGS, LLC**, hereinafter called the Grantor, by its authorized representatives' signatures below, has bargained and sold, and by these presents does hereby transfer and convey unto **COLIN CALLAHAN and wife, CATHERINE WEIR**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 and the easterly 2 feet of Lot No. 46, and the westerly 5 feet of Lot No. 48, on the plan of Rich Subdivision of certain lots in Stokes and Marshall, of record in Book 547, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 47 and said parts of Lots No. 46 and 48 adjoin and front together 57 feet on the northerly margin of Acklen Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to H & S Property Holdings, LLC, an Alabama Limited Liability Company, by Warranty Deed, from Michael J. Seremet, a single man, of record in Instrument # 20100119-0004449, Register's Office for Davidson County, Tennessee, dated January 6, 2010, and recorded January 19, 2010.

This is improved property known as **2602 Acklen Ave., Nashville, Tennessee 37212** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the signatures of the authorized representatives of the Grantor, below:

H & S PROPERTY HOLDINGS, LLC

By: x Kenneth Carlton Horne, Jr.

Name: Kenneth Carlton Horne, Jr.

Title: Manager

and

By: x Michael John Seremet

Name: Michael John Seremet

Title: Manager

STATE OF Alabama)
)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kenneth Carlton Horne, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Manager of **H & S PROPERTY HOLDINGS, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **H & S PROPERTY HOLDINGS, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 24th day of June, 2013:

PAULA B. PONDER
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 19, 2017

PAULA B. PONDER NOTARY PUBLIC ALABAMA-STATE AT LARGE

STATE OF Alabama)
)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Michael John Seremet**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Manager of **H & S PROPERTY HOLDINGS, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **H & S PROPERTY HOLDINGS, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 24th day of June, 2013:

PAULA B. PONDER
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 19, 2017

PAULA B. PONDER NOTARY PUBLIC ALABAMA-STATE AT LARGE

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 293,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2013:

Notary Public

My Commission Expires: 7-22-14

