This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Linda S. Callaway
4805 Briarwood Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
New Owner

MAP 146-04
GROUP
PARCEL 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth R. Davis, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Linda S. Callaway, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a 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. 37 on the Plan of Section II, Elysian Meadows Addition, of record in Plat Book 2663, page 101, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 115.56 feet on the south side of Briarwood Drive and runs back 240 feet on the east line and 134.9 feet on the west line to a dead line in the rear on which it measures 159 feet.

Being the same property conveyed to Kenneth R. Davis and wife, Sunshine H. Davis* by Quitclaim Deed from Sunshine H. Davis of record in Book 10713, page 248, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Sunshine by Quitclaim Deed from Kenneth R. Davis, of record in Book 10534, page 552, said Register's Office; and Further being the same property conveyed to Kenneth R. Davis and wife, Sunshine H. Davis, by deed of record in Book 4133, page 870, said Register's Office.
*The said Sunshine H. Davis has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

BILL GARRETT, Davidson County
Trans:T20130097560 DEEDWARR
Recvd: 11/15/13 14:02 3 pgs
Fees:18.00 Taxes:919.08
20131115-0118382

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **4805 Briarwood Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **14th** day of **November, 2013.**

Kenneth R. Davis

Kenneth R. Davis

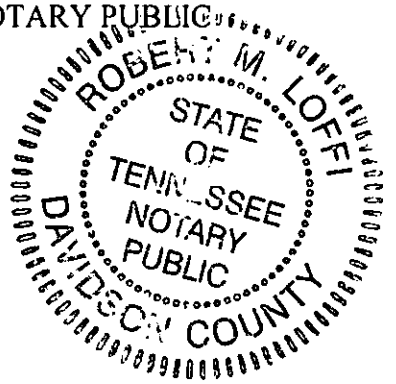
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth R. Davis, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $248,400.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2013.

NOTARY PUBLIC

My Commission Expires:
Commission Expires May 8, 2017

