BILL GARRETT, Davidson County
Trans:T20140006960 DEEDWARR
Recvd: 01/30/14 11:22 2 pgs
Fees:13.00 Taxes:66.60

20140130-0008404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **January, 2014**

Notary Public

MY COMMISSION EXPIRES: 6/15/17

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Calligan Family Limited Partnership	New Owner	054 13 0 151.00
(NAME) ~~227 Anthony Ave~~ →	(NAME) 3052 Lakeshore Dr.	
(ADDRESS) ~~Old Hickory, TN 37138~~ →	(ADDRESS) Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(B)

For and in 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, I/WE, **Brandon Ingram, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Calligan Family Limited Partnership, a Tennessee limited partnership,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Mr. Charles E. Gann, a Resubdivision of The Charles Gann Property, of record in Plat Book 8250, page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Brandon Ingram, married by Warranty Deed from Kevin Kremposky, Substitute Executor of the Estate of Bobbie J. Gann dated July 22, 2013, of record in Instrument No. 20130724-0076384, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Charles E. Gann and wife, Bobbie Gann by deed from Mildred Marshall Logue formerly Mildred Marshall Gann dated August 8, 1995 of record in Book 9756, page 505, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 227 Anthony Ave. Old Hickory, TN 37138

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, has 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 our hands this **23rd** day of **January, 2014**

Brandon Ingram

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Brandon Ingram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **January, 2014**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122