Davidson County DEEDWARR Recvd: 02/03/14 16:03 3 pgs Fees:18.00 Taxes:662.30 **20140203-0009572**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is 179,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2014. Notary Public My commission expires: 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WYCKLIFFE CONOR CALLAHAN	US Bank National Assc.	**126150B31900CO**
6758 BOUNDARY RUN	10401 Holmes Rd	
NASHVILLE, TN 37221	Kansas City, MO 64131	

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 ACKNOWLEDGE, WE,

LESLIE ANN MCCARTHY, MARRIED, A/K/A LESLIE ANN MCCARTY, and DOUG PECTOL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WYCKLIFFE CONOR CALLAHAN, A SINGLE MAN

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 all of Lot No. 47, on the Plan of Section Four, Lexington Point Subdivision, as shown by plat appearing of record in Instrument No. 20020116-0006343, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING THE SAME PROPERTY CONVEYED TO LESLIE ANN MCCARTHY, MARRIED, BY WARRANTY DEED FROM CHRISTIE TODD SCHENK AS BENEFICIARY BY EXECUTOR'S DEED FROM JAN B. TODD AND HER HUSBAND, ERIC SHENK, DATED 11/29/2011 AND RECORDED ON 12/05/2011 IN INSTRUMENT NUMBER 20111205-0094792, SAID REGISTER'S OFFICE FOR SAID COUNTY.

Spouse, Doug Pectol, joins in this instrument for the purpose of conveying any and all marital interest in said property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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/our hand(s) this 31st day of January, 2014.

LESLIE ANN MCCARTY

DOUG PECTOL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public of said County and State, LESLIE ANN MCCARTY and DOUG PECTOL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

Notary Public

My Commission Expires: 7/19/14

TERESA A. STEELE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

