263

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041065 DEEDWARR
Recvd: 06/11/14 10:13 2 pgs
Fees:13.00 Taxes:1213.60

20140611-0050696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT J. NOTESTINE III
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Callahan	New Owner	126-16-OA
(NAME)	(NAME)	(MAP)
908 Falling Water Court		488.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James S. Badrak and wife Cynthia K. Badrak, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Clay Callahan and wife Stephanie Callahan, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Final Plat Riverwalk, Phase 2D of record in Plat at Instrument No. 20041020-0126324, as corrected in Instrument No. 20041109-0135316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Badrak and wife Cynthia K. Badrak by deed from William E. Yetman and wife, Holly B. Yetman of record in Instrument No. 20121128-0109067 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on November 28, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 908 Falling Water Court, Nashville, Tennessee 37221

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, have 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.

29 Dec 1B CKB

Witness my/our hand(s) this 30th day of May, 2014.

James S. Badrak by Cathy Caster as Attorney-in-Fact

Cynthia K. Badrak by Cathy Caster as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Cathy Caster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for James S. Badrak, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cathy Caster as Attorney-in-Fact for James S. Badrak.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of May 2014.

My Commission Expires: 9/20/17

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Cathy Caster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Cynthia K. Badrak, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cathy Caster as Attorney-in-Fact for Cynthia K. Badrak.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of May 2014.

My Commission Expires: 9/20/17

Notary Public

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY