v

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140041515 DEEDWARR
Recvd: 06/12/14 11:00 2 pgs
Fees: 13.00 Taxes: 1021.20
20140612-0051269

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie A. Walski	Julie A. Walski	17202003100
(NAME)	(NAME)	
P.O. Box 110184	5929 Abbott Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37222-0184	Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, **I, Joseph George Callahan aka Joseph G. Callahan Sr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julie A Walski, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 13 on the plan of Resubdivision of Lots 13, 14, 15, The Highlands Annex, of record in Plat Book 5190, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph George Callahan, Sr. and wife, Phyllis L. Callahan by Warranty Deed dated 06/11/1979 from Medlin Building Industries, Inc. of record in Book 5449, Page 849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph George Callahan by Quit Claim Deed dated 12/31/1997 from Phyllis L. Callahan of record in Book 10771, Page 251, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TOT HE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 5190, Page 164, said Register's Office.
Restrictive Covenants of record in Book 5677, Page 911, said Register's Office.
Deed of Conveyance of record in Book 5132, Page 418, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5929 Abbott Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of June, 2014.

Joseph George Callahan by Kelly E. Winnett attorney-in-fact

Joseph George Callahan by
Kelly E. Winnett
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly E. Winnett with whom I am personally acquainted and who proved herself to be the Attorney in Fact for Joseph George Callahan aka Joseph G. Callahan Sr., and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2014.

Notary Public
My Commission Expires:
June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064