BILL GARRETT, Davidson County
Trans:T20140065173 DEEDWARR
Recvd: 09/03/14 10:50 6 pgs
Fees:32.00 Taxes:0.00
20140903-0080305

(space above reserved for recording office use)

This instrument prepared by:
Louis C. Walker TN Bar # 31327
6515 Goodman Road, Suite 4 #117
Olive Branch, MS 38654
(855) 827-5050

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN. THIS DOCUMENT WAS PREPARED WITHOUT TITLE SEARCH OR OPINION, AND WITHOUT PROCURING TITLE INSURANCE AT THE REQUEST OF THE GRANTOR AND GRANTEE.

Grantor(s): Aven C. Callahan and husband Brian S. Callahan
11459 Springwood Court, Riverside, CA 92505

Grantee(s): Brian S. Callahan and Aven C. Callahan, Trustees, or their successors in interest, of the AB Callahan Family Living Trust, dated June 27, 2014, and any amendments thereto.

Send tax notice to: PHH Mortgage Services, 3000 Lendenhall Road, Mt. Laurel, NJ 08054

Map Parcel Number: Map Parcel Number: map 175 GP 8, parcel 27.00
Property address: 3141 Rock Creek Drive, Antioch, TN 37013

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Aven C. Callahan and husband Brian S. Callahan (herein referred to as Grantors) has bargained, sold, and by these presents does hereby transfer and convey unto Brian S. Callahan and Aven C. Callahan, Trustees, or their successors in interest, of the AB Callahan Family Living Trust, dated June 27, 2014, and any amendments thereto (herein referred to as Grantees), their heirs and assigns, forever the Grantor's entire interest in the following describe tract or parcel of land located in Davidson County, Tennessee, to with:

BEING Lot 33, Section One, Hickory Woods, of record in Book 6900, Page 509, and amended in Book 7582, Page 166, and Book 9997, Page 844, Register's Off Davidson County, Tennessee.

Subject to Amended and Re-stated Declaration of Covenants, Conditions, and Restrictions, of record in Book 9678, Page 187, amended in Book 9764, Page and further amended in Book 11180, Page 802; By-Laws of record in Book 7932 Page 648, Book 9678, Page 213, and as amended in Instr: #200012070120450, a Instr: #200106140062710; Charter of record in Book 7857, Page 87, and re-recorded in Book 7876, Page 67, and Book 9680, Page 319; and Quitclaim D conveying common area of record in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Classic Homes BOS, L.P. by deed from Mohammad Jalalian of record in Instr: #20020429-0052457, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Rules and Regulations of record in Instr: #200106140062709, said Register's Office.

Subject to notes on plat of record in Book 6900, page 509, said Registers Office, Davidson County, Tennessee. This conveyance is subject to public utility and drainage easement of record in 6900, page 509, said Register's Office.

This is an improved property know as: 3141 Rock Creek Drive, Antioch, TN 37013.

TO HAVE AND HOLD said parcel of land with the appurtenances, estate, title and interest thereto belonging to the above listed GRANTEES, their heirs and assigns forever. GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

- The previous and last instrument and prior title is a Warranty Deed dated July 3, 2002, Classic Homes BOS, LP Grantor, and Aven C. Callahan and husband Brian S. Callahan, Grantees, deed number 20020710-0082859 in the Register's Office in Davidson County, Tennessee.

The preparer of this instrument has provided no counsel to Grantors or Grantees regarding the possible consequences of this transfer. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

Grantor hereby agrees to indemnify and hold harmless the preparer of this document for any and all claims related to this transfer by Grantor or their assigns, Grantee or their assigns, or any third party, due to claims by the Grantor or their assigns, Grantee or their assigns, a mortgage holder, title insurer, or any third party claiming harm or damages due to this transfer.

WITNESS my hand on this 25 day of August, 2014

BY: Aven C. Callahan
Aven C. Callahan, Grantor

BY: Brian S. Callahan
Brian S. Callahan, Grantor

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

On this ___ day of _____ , 2014, before me, the undersigned Notary Public in and for The State of _____ _____, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

_____
Notary

My Commission Expires_____.

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

On this ___ day of _____ , 2014, before me, the undersigned Notary Public in and for The State of _____ _____, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

_____
Notary

My Commission Expires_____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Orange }

On Aug 25, 2014 (Date) before me, Romelia V Soto (Here Insert Name and Title of the Officer),

personally appeared Brian S. Callahan + Aven C Callahan (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROMELIA V. SOTO
Commission # 1928607
Notary Public - California
Orange County
My Comm. Expires Apr 13, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Romelia V Soto (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 8-25-14 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409

STATE OF California
COUNTY OF Orange

I, Aven Callahan, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409, hereby swear or affirm that this deed is exempt from transfer tax under Tennessee Code Annotated Section 67-4-409(a)(3)(F) as a transfer transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

Aven C. Callahan

Aven C. Callahan

Brian S. Callahan

Sworn to and subscribed before me this 25 day of Aug, 2014.

My Commission Expires 4-73-2015

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Orange }

On 8-25-14 (Date) before me, Romelia V Soto (Here Insert Name and Title of the Officer),

personally appeared Averi C Callahan + Brian S Callahan (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROMELIA V. SOTO
Commission # 1928607
Notary Public - California
Orange County
My Comm. Expires Apr 13, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Romelia V Soto (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Deed & Consideration

Document Date: 8-25-2014 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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