WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085770 DEEDWARR
Recvd: 11/13/14 14:08 2 pgs
Fees:13.00 Taxes:832.50
20141113-0104922

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Douglas A. McCall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas A. McCall	SunTrust Mortgage, Inc.	142-11-0-155.00
(NAME)	(NAME)	
7217 Birch Bark Drive	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Haataja and Betty Haataja, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. McCall and wife, Bonnie McCall**, 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. 11, on the plan of Resubdivision of Lots 10 and 11, Valley West, Section Six, as shown on plat of record in Plan Book 5190, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chester R. Whitley and wife, Ruth Whitley by deed from Burch and Associates, Inc., a Tennessee Corporation, dated 8-08-78, or record in Book 5325, Page 379, Register's Office for Davidson County, Tennessee. Chester R. Whitley having predeceased Ruth Whitley. Ruth Whitley having since died testate on December 14, 2005. The only children of Ruth Whitley, namely Lucille Martin, Rena Smith Calvin Parker, Marshall Parker, Willie Ruth Dickinson, Donald Ray Whitley, and Joyce Faye Duke, comprise all the heirs at law of Ruth Whitley. Being the same property conveyed to Michael K. Haataja and wife, Betty J. Haataja by Warranty Deed dated 06/23/2006 from The Heirs at Law of Ruth Whitley of record in Instrument 200703050026827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7217 Birch Bark Drive, Nashville, TN 37221
(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 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.

Witness our hands this 7th day of November, 2014.

Michael Haataja

Betty Haataja

State of Tennessee
County of Davidson

Personally appeared before me Michael Haataja and Betty Haataja, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2014.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public
My Commission Expires: 7-6-15