BILL GARRETT, Davidson County
Trans:T20150018750 DEEDWARR
Recvd: 03/16/15 10:31 2 pgs
Fees:13.00 Taxes:754.80
20150316-0022182

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

RETURN TO:
Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

FILE NUMBER G-P-15-3364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1503-38341

Address of New Owner:	Send Tax Bills to:	Tax Information
Cathy McCallum 903 Lawrence Avenue Nashville, TN 37204	CASH (New Owner)	117-07-0-H- 009.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Wilson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cathy McCallum, hereinafter called the Grantees, their successors 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 Unit No. 3364, on the Plan of Condominium Site Plan, Roderick Square, a Horizontal Property Regime, as established by Master Deed of record in Book 6867, Page 385, and as shown on the plan of record in Book 6250, Page 928, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Wilson by deed from Becky L. Dye, married, dated September 7, 2012, recorded September 10, 2012, of record in Instrument No. 20120910-0081637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3364 Hillsboro Pike, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of March, 2015.

Jason Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Wilson and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of March, 2015.

State of Tennessee at Large

My Commission expires 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.