WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00 Affiant Subscribed and sworn to before me, this 23rd day of June, 2015 Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

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
Ivy M. Allen	LENDER SELECT MORTGAGE	172-15-OA
(NAME)	5916 LYNNHAVEN PKWY	(MAP)
1517 Crosswind Drive	SUITE 200	166.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	VIRGINIA BEACH, VA 23452	
(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, Paul N. Callanan and wife, Pamela G. Callanan, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ivy M. Allen, unmarried, 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. 202 on the Plan of Section Ten, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 281 and 282, 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 Paul N. Callanan and wife, Pamela G. Callanan by Warranty deed from Daniel J. Adkins, married of record in Instrument No. 20060713-0084242 Register's Office for Davidson County, Tennessee, dated July 12, 2006 and recorded on July 13, 2006.

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: 1517 Crosswind Drive, Nashville, Tennessee 37211

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.

BILL GARRETT, Davidson County
Trans:T20150052109 DEEDWARR
Recvd: 06/29/15 15:23 3 pgs
Fees:18.00 Taxes:923.15
20150629-0062522

Witness my/our hand(s) this 23 day of June, 2015.

Paul N. Callanan

Pamela G. Callanan

STATE OF CALIFORNIA
COUNTY OF Orange

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul N. Callanan and wife, Pamela G. Callanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Mission Viejo, California, on this the 23 day of June, 2015.

Notary Attached
Notary Public

My Commission Expires:
Mar 7, 2017

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 06/23/15 before me, Daniel Montes, notary public, personally appeared ***Paul N. Callanan, Pamela G. Callanan***, 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.

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.

DANIEL MONTES
Commission # 2010009
Notary Public - California
Orange County
My Comm. Expires Mar 7, 2017

Signature _____ (Seal)

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 of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 23, 2015 # of Pages: 2

Signer(s) Other Than Named Above: _____