BILL GARRETT, Davidson County
Trans:T20150053416 DEEDWARR
Recvd: 07/02/15 09:54 2 pgs
Fees:13.00 Taxes:499.13
20150702-0064090

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 134,900.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2015.

Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Mattie M Callahan** | **The Mortgage Firm, Inc.** | **06001001100** |
| **457 Ewing Drive** | **921 Douglas Avenue, STE 200** | |
| **Nashville, TN 37207** | **Altamonte Springs, FL 32714** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Mark E. Mickelsen and wife, Sara Mickelsen, as tenants by entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mattie M Callahan, a single woman**

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:

SITUATED in Davidson County, Tennessee, being Lot No. 52 on the Plan of ALDRICH HEIGHTS, SECTION II, as of record in Book 2133, page 128, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the west margin of Old Ewing Creek Road at the corner of Lots 51 and 52; thence westwardly with the line between said lots, 252 ft. to a concrete monument; thence North 73 deg. 51 min. West 133.53 ft. to an iron pin in rock crevice in the center of creek; thence North 46 deg. 02 min. 30 sec. East 52 ft.; thence North 34 deg. 15 min. 18 sec. East 105.45 ft. to a point; thence eastwardly with the line between margin of Old Ewing Creek Road; thence with the margin of the same and the cure of the same, 83 ft. to the beginning, more or less.

Being the same property conveyed to Mark E. Mickelsen and wife, Sara Mickelsen, as tenants by entirety from Zula I. Turner dated 8/11/2006, and recorded 8/18/2006 in Instrument No. 20060818-0102198, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 457 Ewing Drive, Nashville, TN 37207.

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 in 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 my/our hand(s) this 29th day of June, 2015.

Mark E. Mickelsen

Mark E. Mickelsen

Sara Mickelsen

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Mark E. Mickelsen and Sara Mickelsen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2015.

Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY