BILL GARRETT, Davidson County
Trans:T20150088676 DEEDWARR
Recvd: 10/19/15 10:39 2 pgs
Fees:13.00 Taxes:592.00
20151019-0105952

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 15, 2015. Notary Public MY COMMISSION EXPIRES: 03-04-17 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0469

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rontrell Callahan and Kanetha Callahan	**BancorpSouth Bank**	**52-13B-413**
(NAME) **3163 Penn Meade Way**	(NAME) **P.O. Box 3356**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Tupelo, MS 38803**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alicia M. Brooks, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rontrell Callahan and Kanetha Callahan, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 28 on the Plan of River Glen Phase 6, of record in Instrument #20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record as Instrument #20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alicia M. Brooks, unmarried, by Warranty Deed from Christopher T. Davis, filed for record on May 1, 2009 at Instrument Number 20090501-0039779, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3163 Penn Meade Way, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **October, 2015.**

Alicia M. Brooks

STATE OF PA
COUNTY OF Cumberland

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Alicia M. Brooks**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **October, 2015.**

NOTARY PUBLIC

My Commission Expires:

3/13/16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel S. Morrow, Notary Public
Lower Allen Twp., Cumberland County
My Commission Expires March 13, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES