BILL GARRETT, Davidson County
Trans:T20160001138 DEEDWARR
Recvd: 01/06/16 11:19 2 pgs
Fees:13.00 Taxes:1143.30
20160106-0001233

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of December, 2015, by and between Breonus M Mitchell, single, party of the first part, and Michael Callahan, unmarried, and Joseph Callahan, married, as tenants in common, with full rights of survivorship , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Map of A.V. Jones' Subdivision of certain Blocks in Jones & Dudley's Addition, of record Book 57, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Breonus M. Mitchell by virtue of that certain Warranty Deed dated July 31, 2007, at Instrument No. 20070803-0092506 and Affidavit at Instrument No. 20090318-0024392 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 147 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Breonus M Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Breonus M Mitchell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael Callahan and Joseph Callahan

Tax Parcel No 10509032700

Property Address: 1014 Acklen Ave
Nashville, TN 37203

MAIL TAX
BILLS TO: Michael Callahan
1014 Acklen Ave
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $309,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

NIRAJ VANMALI
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

SUBSCRIBED AND SWORN TO before me this 11th day of December, 2015.

Niraj Vanmali
Notary Public

My Commission Expires:_____