WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2016.

Dana Dellworth
Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELLWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

O-RPC-15-613-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Collier McCall and Heather McCall	New Owner	
(NAME)	(NAME)	**076-05-0-108.00**
613 Hidden Hill Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1702		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JARED B. TROTTER AND WIFE, KIMBERLY TROTTER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW COLLIER MCCALL AND HEATHER MCCALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, 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 Jared B. Trotter and wife, Kimberly Trotter by Warranty deed from Kerry A. Sharp and wife, Karen Sharp of record in Instrument No. 20060727-0090736 Register's Office for Davidson County, Tennessee, dated July 20, 2006 and recorded on July 27, 2006.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4938, Page 337, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7720, Page 428, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Hidden Hill Drive , Hermitage, Tennessee 37076-1702**.

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 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 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. 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:T20160017108 DEEDWARR
Recvd: 03/02/16 10:23 2 pgs
Fees:13.00 Taxes:505.05
20160302-0019854

Witness my/our hand(s) this the 29 th DAY OF FEBRUARY, 2016.

Jared B. Trotter

Kimberly Trotter

STATE OF NEVADA
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED B. TROTTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 th of February, 2016.

Notary Public
My Commission Expires: 03-18-18
(SEAL)

MARTIN JACINTO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-18-18
Certificate No: 14-13429-2

STATE OF NEVADA
COUNTY OF Washoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY TROTTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 th of February, 2016.

Notary Public
My Commission Expires: 03-18-18
(SEAL)

MARTIN JACINTO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-18-18
Certificate No: 14-13429-2

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