3GB

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031602 DEEDWARR
Recvd: 04/18/16 15:27 3 pgs
Fees:18.00 Taxes:887.63
20160418-0037347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day April of 2016

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

ANGELA Y. PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tim Smith and Amy Thomas		108 12 0B 090.00
(NAME) 1341 Timber Valley Dr.	(NAME) F & M Bank	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 2021 Richard Jones Rd Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($239,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Callahan, joined by his wife, Jordan Callahan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Michelle Thomas and Timothy Smith, wife and husband.**, 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:

Land in Davidson County, Tennessee being Lot No. 189 on the Plan of Phase 1A, Section Two, Harborview, of record in Book 6900, Pages 756-758 and amended in Book 9096, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Callahan by Warranty Deed from Bradford H. Gran and wife, Mary Alice Gran dated August 25, 2011 and recorded September 6, 2011 as Instrument No. 201109060068838, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1341 Timber Valley Dr., Nashville, TN 37214

File Number: CLA-161742SSO

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, has 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.

Witness our hands this 15th day of April, 2016.

Jeremy Callahan

Jordan Callahan

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy Callahan and Jordan Callahan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2016.

Notary Public

My Commission Expires: 4/20/16

DEBORAH B. PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

File Number: CLA-161742SSO

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy Callahan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

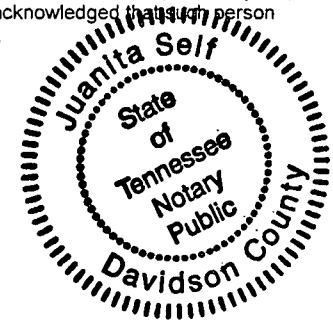
Witness my hand and official seal, this the 15th of April, 2016.

Juanita Self

Notary Public

My Commission Expires: 11/06/18

(SEAL)



STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jordan Callahan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the __th of April, 2016.

Notary Public

My Commission Expires:

(SEAL)

File Number: CLA-161742SSO