WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035195 DEEDWARR
Recvd: 04/28/16 15:03 2 pgs
Fees:13.00 Taxes:647.50
20160428-0041680

P-USB-16-5169-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Zackary W. Callis	**U.S. Bank National Association**	
(NAME)	(NAME)	**038-00-0-169.00**
5169 Eatons Creek Road	**3301 Rider Trail S.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Earth City, MO 63045**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT H. CALLIS, SR. AND BRENDA M. CALLIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACKARY W. CALLIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land on the westerly margin of Eatons Creek Road being part of the property described in Deed Book 5286, page 603, of the Davidson County Register's Office as shown on the survey made by Campbell Surveying Co., Inc., 2424 21st Avenue S. Suite 201, Nashville, Tennessee 37212, License 665, and being more particularly described as follows;

Beginning at a point in the westerly margin of Eatons Creek Road, said point being the northeast corner of Elmer Huggins, thence with Huggins South 78 deg. 30 min. West 198 feet to a point, thence continuing with Huggins South 16 deg. West 480 feet to a point, thence with F.H. Von Dohlen North 77 deg. West 188.32 feet to a point, thence leaving Von Dohlen North 43 deg. 09 min. West 263.68 feet to a point, thence North 12 deg. 36 min. 09 sec. West 363.76 feet to a point, thence South 80 deg. 42 min. 32 sec. East 340.30 feet to a point in the westerly line of Lloyd Potts, thence South 1 deg. 15 min. West 43.83 feet to a point, said point being Potts Southwest corner, thence North 84 deg. 30 min. East 85 feet to a point, thence South 87 deg. East 172 feet to a point, thence North 79 deg. 45 min. East 182 feet to a point in the westerly margin of Eatons Creek Road ,thence in a southerly direction with said margin 16.4 feet to the point of beginning and containing 5 acres more or less.

Being the same property conveyed to Robert H. Callis, Sr. and wife, Brenda D. Callis by Warranty deed from Joseph Ingle and wife, Rebecca J. Ingle of record in Book 8229, page 111, Register's Office for Davidson County, Tennessee, dated October 30, 1990 and recorded on November 1, 1990. The said Brenda D. Callis being one and the same person as Brenda M. Callis.

This conveyance is subject to:
- Agreement to Maintain Road of record in Book 11517, Page 870, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5169 Eatons Creek Road, Nashville, Tennessee 37218**.

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.

Witness my/our hand(s) this the 26th DAY OF APRIL, 2016.

Robert H Callis Sr. by Robert Hamilton Callis Jr. Attorney-in-Fact

Robert H. Callis, Sr. by Robert Hamilton Callis, Jr., Attorney-in-Fact

Brenda M Callis by Robert Hamilton Callis Attorney-in-Fact.

Brenda M. Callis by Robert Hamilton Callis, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HAMILTON CALLIS, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT H. CALLIS, SR. AND BRENDA M. CALLIS, and who acknowledged he executed the same as the free act and deed of the said ROBERT H. CALLIS, SR. AND BRENDA M. CALLIS.

Witness my hand and official seal, this the 26th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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