BILL GARRETT, Davidson County
Trans:T20160047286 DEEDWARR
Recvd: 06/06/16 09:58 2 pgs
Fees:13.00 Taxes:451.40
20160606-0056576

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua & Stephani McCallum 5752 Clarksville Pike Joelton, TN 37080	Farmington Mortgage 2002 Richard Jones Rd. Ste 300A Nashville TN 37215	029000/287.00

THIS INDENTURE, made this 3rd day of June, 2016 between

Kirby Dale Biggs and Martin Odell Biggs, as tenants in common

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Joshua McCallum and Stephani McCallum, husband and wife

of Rutherford County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 14th, formerly the 24th Civil District of Davidson County, State of Tennessee described as follows, to-wit:

Beginning at an iron pin on the north right of way of Clarksville Highway, same being southeast corner of a 5 acre tract; thence North 30 deg. 40 ' East 170.5 feet to an iron pin in the east line of Parcel 97; thence with the east line of Parcel 97, North 12 deg. 00' East 629.0 feet to a 24" Poplar in fence line; thence North 15 deg. 30' West, 184.5 feet to a 20" Beech on south bank of a branch; thence with the north line of Parcel 98, Moore tract, North 62 deg. 30' East 131.5 feet to an iron pin on the south bank of the branch; thence South 16 deg. 15' feet East, 227.5 feet to an iron pin on the hill; thence South 8 deg. 00' West 486.2 feet to an iron pin in edge of field; thence South 25 deg. 30' West, 221.8 feet to an iron pin in field; thence South 30 deg. 30' West, 175.5 feet to an iron pin in north right of way of Clarksville Highway; thence North 58 deg. West, 110.7 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Kirby Dale Biggs and Martin Odell Biggs, as tenants in common by Quitclaim Deed from Odell Biggs dated 4-30-15 of record in Instrument No. 20150430-0039054, Kirby Dale Biggs conveyed his interest to Betty Arrington by Quitclaim Deed dated 7-1-15 of record in Instrument No. 20150702-0064542 and Betty Arrington having conveyed her interest to Kirby Dale Biggs by Quitclaim Deed dated 4-5-2016 of record in Instrument No. 20160408-0033909, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5752 Clarksville Pike, Joelton TN 37080

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kirby Dale Biggs

Martin Odell Biggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kirby Dale Biggs & Martin Odell Biggs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of June, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $122,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of June, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County