P16-7623-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way - Suite 115
Nashville, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160059315 DEEDWARR
Recvd: 07/12/16 09:45 2 pgs
Fees:13.00 Taxes:1369.00
20160712-0071140

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Roberts		
1301 Howard Avenue	New Owner	072-03-0-174.00
Nashville, TN 37216-2718		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alexandra Kathleen Callan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary E. Roberts, a single woman**

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:

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly Excluded from this conveyance is the property conveyed to Rose B. Coulter and Barbara A. Coulter by Deed dated July 20,1979 from Robert G. Cole and wife, Sara R. Cole of record in Book 5469, page 211, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being the Easterly one-half of Lot No. 157 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 157 fronts 57.0 feet on the Northerly margin of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line in the rear on which it measures 57.0 feet.

Being the same property conveyed to Alexandra Kathleen Callan, unmarried by Warranty deed from Karlin Clayton and husband, Stuart Clayton of record in Instrument No. 20110727-0057308 Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on July 27, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1301 Howard Avenue, Nashville, TN 37216-2718.**

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, 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 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 my hand this the 11th day of July, 2016.

Alexandra Kathleen Callan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexandra Kathleen Callan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2016.

My Commission expires: 10/18/

SAMUEL D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public