THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Teresa Waldron Howell & A Steven Howell
2602 Loyd St.
Murfreesboro, TN 37129
SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20160099943 DEEDWARR
Recvd: 11/14/16 09:10 2 pgs
Fees:13.00 Taxes:381.10
20161114-0119433

WARRANTY DEED

(Map 076-01-0, Parcel 080.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JULIE ANNE MIDKIFF, JONI CLAIRE PIPER AND DUANE CRAIG CALLICOAT, being ALL THE HEIRS OF THE ESTATE OF STEVEN L. CALLICOAT**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TERESA W. HOWELL and A. STEVEN HOWELL, wife and husband,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 569, on the Plan of Tulip Grove Subdivision, Section 10, according to plat and survey of same appearing of record in Plat Book 5800, page 199, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Steven L. Callicoat, unmarried, by Warranty Deed from Jeffery Currin Sulcer, unmarried, dated May 21, 2003, of record in Instrument No. 20030611-0080810, in the Register's Office of Davidson County, Tennessee.

Steven L. Callicoat died intestate on December 6, 2015. Letters Testamentary were issued to Julie Anne Midkiff to serve as Administratrix. See Probate File No. 16P451 in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. The deceased was unmarried and had no issue at the time of his death. His father, Durward Lee Callicoat filed a disclaimer of the property and by virtue of his action the property passed to the decedents siblings: Julie Anne Midkiff, Joni Piper and Duane Craig Callicoat, the grantors herein. See Affidavit of Heirship being recorded simultaneously herewith. A TennCare clearance letter and No Tennessee Inheritance Tax due was obtained.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5800, page 199; to restrictive covenants of record in Book 6062, page 276; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 572-574 Tulip Grove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 9th day of November, 2016.

Julie Anne Midkiff, by Duane Craig Callicoat, her Attorney in Fact

JULIE ANNE MIDKIFF

BY: Duane Craig Callicoat, her Atty in Fact

Joni Claire Piper, by Duane Craig Callicoat, her Attorney in Fact

JONI CLAIRE PIPER

BY: Duane Craig Callicoat, her Atty in Fact

Duane Craig Callicoat

DUANE CRAIG CALLICOAT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duane Craig Callicoat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument individually and on behalf of Julie Anne Midkiff and Joni Claire Piper, and acknowledged that he executed the same as the free act and deed of the said Julie Anne Midkiff and Joni Claire Piper, for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20161114-0119430 and Instrument No. 20161114-0119431 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 9th day of November, 2016.

Notary Public

My Commission Expires: May 20, 2017

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of November, 2016.

Notary Public

My commission expires: May 20, 2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160918