BILL GARRETT, Davidson County
Trans:T20160110501 DEEDWARR
Recvd: 12/16/16 08:53 2 pgs
Fees:13.00 Taxes:488.40

20161216-0131862

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC TENNESSEE My Comm Exp. SEPTEMBER 11, 2017 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia and Lucas McCallister 310 Rachels Ct. E. Hermitage, TN 37076	Pinnacle Bank 150 3rd Ave. South Ste. 900 Nashville, TN 37201	075.07-0-286.00

For and in 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,

Zachary W. Ervin and Christine Erin Ervin, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lydia McCallister and Lucas McCallister, 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 10-A, RACHEL'S SQUARE (AKA COLONY DOWNS), SECTION ONE ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 AND 21, as shown on plat of record in Plat Book 5200, Page 622, amended in Plat Book 6250, Page 539, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary W. Ervin and Christine Erin Ervin, husband and wife, dated July 6, 2011 of record in Instrument Number 20110715-0054225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to Declaration of Conditions, Covenants, and Restrictions of record in Book 6619, Page 777 as amended in Book 8030, Page 757, and Rules and Regulations of record in Book 11627, Page 594 and Instrument Number 20070619-0013174, Register's Office for Davidson County, Tennessee.
3) Property is subject to Rules and Regulations of record in Book 11627, Page 594 and Instrument Number 20070619-0013174, said Register's Office.
4) Property is subject to HOA Charter of record in Book 6683, Page 576, said Register's Office.
5) Property is subject to easement granted to Comcast of Nashville of record in Instrument Number 20120521-0043892 and Instrument Number 20150211-0012558, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **310 Rachels Ct. E., Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 14th day of December, 2016.

Zachary W. Ervin

Christine Erin Ervin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Zachary W. Ervin and Christine Erin Ervin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076