EPARED BY:
ANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

# WARRANTY DEED

RETURNED TO:

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

O-VRES-16-732-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,237.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

**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) |
|---|---|---|
| **Patrick E. Callahan and Sandra J. Callahan** | | |
| (NAME) | (NAME) | **128-04-0A-003.00-CO** |
| **732 Rodney Drive** | New Owner | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205-3016** | | |
| (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, **CHERYL A. AUSTIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK E. CALLAHAN AND SANDRA J. CALLAHAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase V, Williamsburg Village of record in Plat Book 6250, Page 437, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheryl A. Austin by Quitclaim deed from Daniel E. Austin of record in Instrument No. 20061024-0131461 Register's Office for Davidson County, Tennessee, dated October 17, 2006 and recorded on October 24, 2006. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 437, Register's Office for Davidson County, Tennessee;
- Restive Covenants of record in Book 6354, Page 973, in the Register's Office for Davidson County, Tennessee;
- Electric Transmission Easement of record in Book 2746, Page 216 and Book 3762, Page 350 in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 7389, Pages 185 and 203, in the Register's Office for Davidson County, Tennessee;
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6486, Page 92, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **732 Rodney Drive , Nashville, Tennessee 37205-3016**.

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.

BILL GARRETT, Davidson County
Trans:T20160110637 DEEDWARR
Recvd: 12/16/16 10:13 2 pgs
Fees:13.00 Taxes:2439.18
20161216-0131997

Witness my/our hand(s) this the 14th DAY OF DECEMBER, 2016.

Cheryl A. Austin

Cheryl A. Austin

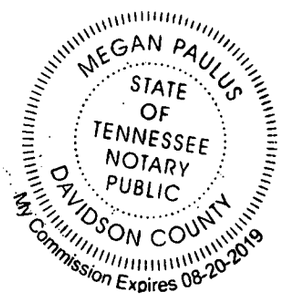
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL A. AUSTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)




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