BILL GARRETT, Davidson County
Trans:T20170037244 DEEDWARR
Recvd: 05/03/17 10:18 2 pgs
Fees:13.00 Taxes:588.30
20170503-0043442

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela S. Burrow, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Calway and Omnichar Calway, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of River Glen, Phase IV, Section 3, of record in Instrument No. 20010330-0030661, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela S. Burrow, an unmarried woman, by deed from Darren Bowers and Heidi Bowers, husband and wife, dated September 19, 2008, of record in Instrument No. 20080925-0097348, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3047 Penn Meade Way, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of March, 2017.

Angela S. Burrow

State of Tennessee)
County of Davidson)

On this 17th day of March, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela S. Burrow, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, NT
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of March, 2017.

Notary Public

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

NEW OWNER:
James Calway
3047 Penn Meade Way
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
Same as New Owner

TAX MAP-PARCEL #:
52-13-B-186.00