BILL GARRETT, Davidson County
Trans:T20170044697 DEEDWARR
Recvd: 05/25/17 13:20 2 pgs
Fees:13.00 Taxes:832.50
20170525-0052273

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of May, 2017.

NOTARY PUBLIC

My commission expires: 3-31-2021

EMILY WALSH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hermena Boktor and Nevin Faltaous	US Bank, N.A.	150-14-0B-004.00 CO
(NAME)	(NAME)	
4517 Hamilton Lane	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501-7298	

Warranty Deed

For and in Consideration of the sum of $225,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dustin P. Callahan and wife, Danika Callahan,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hermena Boktor and Nevin Faltaous**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4 , as shown on the map entitled Hamilton Church Subdivision, of record in Instrument No. 20050831-01043380 and corrected by Certificate of Correction of record in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DUSTIN P. CALLAHAN AND WIFE DANIKA CALLAHAN, by deed from TOMMY JOHNSON, JR. AND WIFE, TAMMIE JOHNSON, of record in Instrument No. 20140710-0060886 , dated June 27, 2014 , said Register's Office.

This property is __unimproved _X_improved property known as: 4517 Hamilton Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 23rd day of May, 2017.

Dustin P. Callahan

Danika Callahan

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 23rd day of May, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122