BILL GARRETT, Davidson County
Trans:T20170046590 DEEDWARR
Recvd: 06/01/17 15:28 2 pgs
Fees:13.00 Taxes:481.00
20170601-0054686

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Katherine Brew White &
803 Rachels View
Hermitage, TN 37076

SEND TAX BILL TO:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL
07507027200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth W. Callis, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Katherine B. White , a single woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 49B, Zone Lot Division, Lots Nos. 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel's Square, Section Two, of record in Book 6250, Page 541, amending Book 5200, Pages 623, 624 and 625 Register's Office for Davidson County, Tennessee to which plat references is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Brittany Nicole Callis to Kenneth W. Callis, as recorded on the 28th day of December, 2010 in Instrument No. 20101228-0103014 and Warranty Deed from Michael Ray Privett and wife, Sharon Sue Privett to Kenneth W. Callis, married, as recorded on the 28th day of August, 2006 in Instrument No. 20060828-0105828, in the Register's Office of Davidson County, Tennessee.

Jessica Callis, spouse of Kenneth W. Callis, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Kenneth W. Callis.

This is improved property known as: **803 Rachels View, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of May, 2017.

WITNESS MY HAND on this the 31st day of May, 2017

Kenneth W. Callis

Jessica Callis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth W. Callis and Jessica Callis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of May, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170276

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