BILL GARRETT, Davidson County
Trans:T20170047147 DEEDWARR
Recvd: 06/02/17 15:40 2 pgs
Fees:13.00 Taxes:1505.90
20170602-0055425

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $407,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Weston T. McClure Erica M. McClure	F&M Bank	
1407 Jakes Avenue	50 Franklin Street	07204000800
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES A. CALLAHAN AND WIFE, VICKIE W. CALLAHAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESTON T. MCCLURE AND ERICA M. MCCLURE, HUSBAND AND WIFE AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 1 on the Plat of A Subdivision of Lots 5 and 6 of the East Nashville Golf Club Subdivision of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the northeast corner of Jakes Avenue and Golf Street (formerly Golf Club Road); thence with said Avenue northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots north 53-1/2 degrees east 141.6 feet, more or less, to the northwest corner of the property conveyed to Walter Young by deed from Louise C. Sandefur and husband, of record in Book 1788, page 529, said Register's Office; thence along a fence line southwardly 99.9 feet to the northerly margin of Golf Street; thence with said street south 53-1/2 degrees west 138.6 feet, more or less, to the beginning.

Being the same property conveyed to James A. Callahan and wife, Vickie W. Callahan by Warranty deed from Elizabeth D. Walls, a wido of record in Book 6428, page 930, Register's Office for Davidson County, Tennessee, dated November 15, 1984 and recorded on November 19, 1984.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1407 Jakes Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2017.

James A. Callahan

Vickie W. Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 31st day of May, 2017.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018