THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 06/09/17 10:07 3 pgs
Fees:18.00 Taxes:1143.30
20170609-0057940

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
George T. Asamany 6940 Somerset Farms Circle Nashville, Tennessee 37221	Same	033-00-0-099.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD CALLAGHAN and wife, SELENA CALLAGHAN,** have this day bargained and sold, and do hereby transfer and convey unto the said **GEORGE T. ASAMANY, a single person,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Resubdivision of Wallace Mitchell Lots, of record in Plat Book 8250, page 841, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to RICHARD CALLAGHAN AND WIFE, SELENA CALLAGHAN, by deed from WILLIS A. PULLEY, A SINGLE PERSON, of record in Instrument No. 20150210-0012198, dated February 9, 2015, said Register's Office.

"Together with the Parking Lot Easement over Lot 1, in favor of Lot 2, as shown on the Plan of record in Plat Book 8250, Page 841, said Register's Office."

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $309,000.00.
Subscribed and sworn to before me,
this 7 of June, 2017.
My Commission Expires: July 8, 2019

Affiant

Notary Public

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property located at 1292 S. Dickerson Road, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we

covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 7 day of June, 2017.

RICHARD CALLAGHAN

SELENA CALLAGHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **RICHARD CALLAGHAN and SELENA CALLAGHAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019