Bill Garrett Davidson County
Batch# 6083 DEEDWARR
09/29/2017 02:45:35 PM 2 pgs
Fees: $13.00 Taxes: $400.71
20170929-0100005

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2017.

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
James D. Callis 424 Grapevine Avenue Madison, TN 37115	NEW OWNER	060-15-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hands A. Luckado and wife, Dorothy P. Luckado

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James D. Callis, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to the survey of Ray G. Cole, Surveyor, dated September 24, 1980, as follows:

Beginning at an iron pin located on the easterly margin of Dickerson Pike, said iron pin being also the northwest corner of the property conveyed to Mrs. W. W. Foster by deed of record in Book 2195, page 449, Register's Office for said County; thence with said margin of Dickerson Pike, North 16 degrees 08' East, 213.50 feet to an iron pin; thence, leaving said margin of Dickerson Pike, South 68 degrees 09' East, 490.40 feet to an iron pin; thence, South 22 degrees 22' West, 214.50 feet to an iron pin; thence, North 64 degrees 54' West, 231.50 feet to an iron pin; thence, North 64 degrees 54' West, 87.50 feet to a point; thence, North 74 degrees 13' West, 149.53 feet to the point of beginning.

BEING the same property conveyed to Hands A. Luckado and wife, Dorothy Pearl Luckado, by Trustee's Deed from Andrew B. Gibson, Jr., Trustee, dated 4/27/10 and recorded 4/27/10 in Instrument No. 20100427-0031809 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2535 Dickerson Road, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of September, 2017.

Hands A. Luckado

Hands A. Luckado

Dorothy P. Luckado

Dorothy P. Luckado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hands A. Luckado and wife, Dorothy P. Luckado** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2017.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)