Box #14
G# 30482.4

Bill Garrett Davidson County
Batch# 62617 DEEDWARR
02/27/2018 08:57:24 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180227-0018130

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

ADDRESS NEW OWNER:
Jeffrey Brothers
636 Truxton Court
Nashville, TN 37214

SEND TAX BILL TO:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL 096-11-0-210.00

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, **Daniel Sorreis Callicott and Melissa Ann Callicott, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jeffrey Lee Brothers, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Sorreis Callicott and wife, Melissa Ann Callicott by Warranty deed from John W. Leffew, an unmarried person of record in Instrument No. 20120703-0058185 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on July 03, 2012

Daniel Sorreis Callicott and Daniel Sorrels Callicott are one and the same person.

This is improved property known as: **636 Truxton Court, Nashville, Tennessee 37214**

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, his 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,

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 26th day of February, 2018.

WITNESS MY HAND on this the 26th day of February, 2018

Daniel Sorrels Callicott
Daniel Sorrels Callicott

Melissa Ann Callicott
Melissa Ann Callicott

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daniel Sorrels Callicott and Melissa Ann Callicott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of February, 2018.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of February, 2018.

Corylyn S. Priest
NOTARY PUBLIC

My Commission Expires: 7-8-2019

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 180072