THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Y Johnson Davidson County
Batch# 164747 **DEEDWARR**
11/26/2018 11:54:09 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181126-0115142

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
SHAMS PROPERTIES, LLC P. O. Box 500 Smyrna, Tennessee 37167	Same	033-00-0-097.00

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, a single person, and SELENA CALLAGHAN, a single person,** have this day bargained and sold, and do hereby transfer and convey unto the said **SHAMS PROPERTIES, LLC, a Tennessee Limited Liability Company,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on 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 property description.

Being part of the same property conveyed to RICHARD CALLAGHAN AND WIFE, SELENA CALLAGHAN, by deed from WILLIS A. PULLEY, A SINGLE PERSON, of record as Instrument No. 20150210-0012198, dated February 9, 2015, said Register's Office. The said Richard Callaghan and Selena Callaghan were divorced by Final Decree of Divorce entered on September 13, 2018 in the Circuit Court for Robertson County, Tennessee, File No. 74CC2-2018-CV-225.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $360,000.00.
Subscribed and sworn to before me,
this 19th of November, 2018.
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 23, 2020

Affiant

Notary Public

This is improved property located at 1294 Dickerson Road South, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (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, its (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 19 day of November, 2018.

RICHARD CALLAGHAN

SELENA CALLAGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **RICHARD CALLAGHAN and SELENA CALLAGHAN,** the within named bargainors, 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 19 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 12/25/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY