393

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420357** Karen Johnson Davidson County Batch# 244616 DEEDWARR 06/18/2019 08:15:01 AM 2 pgs Fees: $13.00 Taxes: $1,924.00 20190618-0058308	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2019. Notary Public My Commission Expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaitlyn Alyssa Kelleher	~~New Owner~~ Bank of America	Tax Parcel ID No.
2602 Acklen Avenue	101 S Tryon St	104-11-0-020.00
Nashville TN 37212	Charlotte, NC 28255	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Colin Callahan and Catherine Weir, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kaitlyn A. Kelleher, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 nd the easterly 2 feet of Lot No. 46 and the westerly 5 feet of Lot No. 48, as shown on the map entitled Rich Subdivision of certain lots in Stokes and Marshall, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 47 and said parts of Lots 46 and 48 adjoin and front together 57 feet on the northerly margin of Acklen Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to COLIN CALLAHAN and wife, CATHERINE WEIR, by deed from H & S PROPERTY HOLDINGS, LLC, of record in Instrument No. 20130701-0067827, dated June 24, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-11-0-020.00.

Matters shown on the Plan of record in Plat Book 547, page 172, said Register's Office.

This is improved property located at 2602 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2019.

Colin Callahan

Catherine Weir by Colin Callahan, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colin Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Catherine Weir and that he is authorized by Catherine Weir to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of June, 2019.

Notary Public

My Commission Expires: 7-9-22

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022