This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 316597 DEEDWARR
11/18/2019 09:06:50 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20191118-0118369

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda L. & Gordon B. Callaway 7763 Bill Moss Rd. White House, TN 37188	Acopia, LLC 306 Northcreek Blvd., Ste 100 Goodlettsville, TN 37072	026-060-057.00

THIS INDENTURE, made this 15th day of November, 2019 between

Audrey Pierce, aka Audrey M. Pierce, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Amanda L. Callaway and Gordon B. Callaway, Jr., wife and husband

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of the "Resubdivision of Lots 27 through 48 of Windsor Green, Phase I, Section II", of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

This being the same property conveyed to Audrey M. Pierce by Warranty Deed dated 04/05/2013 from Chase M. Moore and wife, Lindsey Moore of record in Instrument Number 20130408-0034147, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 104 Cheshire Court, Goodlettsville TN 37072

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Audrey Pierce by Audra Slattery
Attorney in Fact
Audrey Pierce (aka Audrey M. Pierce)
by Audra Slattery, Attorney in Fact

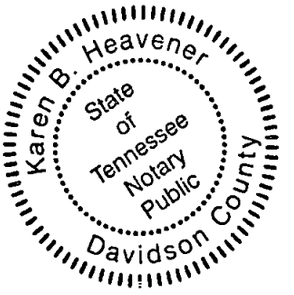
Durable Power of Attorney of record in Instrument No. 20131025-0111121, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2019, before me personally appeared Audra Slattery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Audrey Pierce, and who acknowledged that he/she executed the same as the free act and deed of Audrey Pierce.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the15th day of November, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

Audra L Slattery
Affiant

Sworn to and subscribed before me, this 15th day of November, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

