This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6562

Karen Johnson Davidson County
Batch# 373613 DEEDWARR
03/17/2020 10:35:08 AM 2 pgs
Fees: $13.00 Taxes: $651.20

20200317-0029391

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8/11/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barry C Sears and Gwyn Sears 310 Rachels COURT East Hermitage, TN 37076	Movement Mortgage, LLC, 8024 Calvin Hall Road Indian Land, SC 29707	075-07-0-286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lydia McCallister and Lucas McCallister, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry C. Sears and Gwyn Sears, husband and wife**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10-A, Rachel's Square (aka Colony Downs), Section One, Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, according to survey and plat of same appearing of record in Plat Book 5200, page 622; as amended in Plat Book 6250, page 539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lydia McCallister and Lucas McCallister, wife and husband by Warranty Deed from Zachary W. Ervin and Christine Erin Ervin, husband and wife, dated December 14, 2016, recorded December 16, 2016, of record in Instrument No. 20161216-0131862, Register's Office for Davidson County, Tennessee.

This is improved property located at: **310 Rachels Court East, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2020.

GRANTOR:

Lucas McCallister

Lydia McCallister

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lydia McCallister and Lucas McCallister, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23