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

Karen Johnson Davidson County
Batch# 468405 DEEDWARR
09/02/2020 12:07:51 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20200902-0099781

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda L. & Gordon B. Callaway, Jr. 108 Cheshire Ct. Goodlettsville, TN 37072	Acopia, LLC 306 Northcreek Blvd, Suite 100 Goodlettsville, TN 37072	026060-059.00

THIS INDENTURE, made this 31st day of August, 2020 between

Marlin Lee Eades, an unmarried man

of Vanderburgh County, Indiana, 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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Windsor Green, Phase I, Section II, Lots 27-48 of record in Book 6200, Page 233, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marlin Lee Eades, an unmarried man by Warranty Deed dated 7/31/2007 from Alesa M. Summer nka Alesa S Rutledge of record in Instrument No. 20070803-0092601, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 108 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 2020 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, 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.

Marlin Lee Eades

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marlin Lee Eades, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 31st day of August, 2020.

Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

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 $130,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of August, 2020.

Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County