Karen Johnson Davidson County
Batch# 676244 DEEDWARR
07/14/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210714-0094571

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $725,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 12th day of July, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Luepke 1312 Hale Place Old Hickory, TN 37138	Legacy Home Loans LLC 4004 Hillsboro Pike Ste. 210B Nashville TN 37215	064-03-0A 082.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD W. CALLAWAY AND DIANNA CALLAWAY, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TIMOTHY LUEPKE AND DAWN P. LUEPKE, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 47, Brandywine Pointe, Phase Seven, Section Two, as shown on plat of record in Plat Book 7900, Page 948, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald W. Callaway and Dianna Callaway, husband and wife, by deed dated 09/13/2012, from Donald W. Callaway and Dianna M. Callaway, husband and wife, of record in Instrument No. 20121002-0090010, Register's Office for said County.

Also being the same property conveyed to Donald W. Callaway and Dianna M. Callaway, husband and wife, by deed dated 07/29/1999, from Billy R. Garrett, unmarried, of record in Book 11605, page 221, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1312 Hale Place, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this the 12th day of July, 2021.

Donald W. Callaway

Dianna Callaway

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald W. Callaway and Dianna Callaway**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2021.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2021 (date ~~of document~~).

Affiant Signature

07/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL