Davidson County DEEDWARR
Recvd: 09/03/14 13:30 2 pgs
Fees:13.00 Taxes:381.10
20140903-0080460

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of September, 2014, by and between Edward Gentry Jr. and Delphine Gentry, a married couple, party of the first part, and Cal-Ten, Inc., a Tennessee Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A lot of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being the northerly 94 1/4 feet front of the easterly 200 feet of Lot No. 14 on the plan of the Nashville Trust Company's Subdivision of the land of John Woodard, deceased as of record in Book 161, Page 127, Register's Office for said County, described as follows:
Beginning on the westerly margin of Meridian (erroneously spelled as Merdian on prior Quit Claim Deed) Street, formerly Old Dickerson Road, at the corner of Lot Nos. 13 and 14 on said plan; thence westerly with the line between said two lots 200 feet; thence southerly, parallel with said street, 91.6 feet; thence easterly 200 feet to a point on the westerly margin of said street; thence with the westerly margin with the westerly margin of said street, northwardly 94 1/4 feet to the beginning.

Being all or part of the same property conveyed to Edward Gentry, Jr. and Delphine Gentry by virtue of that certain Quit Claim Deed dated April 25, 2002, at Instrument No. 20020502-0054008 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edward Gentry Jr

Delphine Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edward Gentry Jr and Delphine Gentry, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

My Commission Expires: _____

Property Owner & Address: Cal-Ten, Inc.
741 Mays Chapel Rd.
mt. Juliet, TN 37122-6831

Tax Parcel No 07111002900

Property Address: 1516 Meridian Street
Nashville, TN 37207

MAIL TAX
BILLS TO: Owner@owners address
741 Mays Chapel Rd.
mt. Juliet, TN 37122-6831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $103,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ernest McClain
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of September, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 21, 2015