WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
CAL-TEN, Inc.	CAL-TEN, Inc.	Parcel ID:
711 Mays Chapel Road	711 Mays Chapel Road	071050225000
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marcia S. Jones, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
CAL-TEN, Inc.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 130 and 131 Scruggs Sub. Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee

Said Lots Nos. 130 and 131 front together 80 feet on the northerly side of Brooks Avenue and run back northerly between parallel lines 140 feet to an alley.

BEING the same property conveyed to Marcia S. Jones by deed from Celestine Swanson-Turner, Devisee Under the Will of Margaret A. Swanson, of record in Instrument 20141209-0112608, dated December 6, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 140, said Register's Office.

Power of Attorney of record in Instrument 20150812-0080675, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1818 Seminary Street, Nashville, TN 37207

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. 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 11th day of August, 2015.

Marcia S. Jones by Marcus D. Jones,
Attorney in Fact

By: Marcus D. Jones

BILL GARRETT, Davidson County
Trans: T20150067077 DEEDWARR
Recvd: 08/12/15 11:06 2 pgs
Fees: 13.00 Taxes: 51.80
20150812-0080676

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marcus D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Marcia S. Jones as his/her/their Attorney in Fact as the free act and deed of the within named Marcia S. Jones.

Witness my hand and official seal at Nashville, Tennessee the 11th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

