WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088274 DEEDWARR
Recvd: 10/16/15 11:35 2 pgs
Fees:13.00 Taxes:244.20
20151016-0105405

L-BR-15-3509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denke 2, LLC, A Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**69-86.00**
4434 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHERRY CARLENE MENDEZ, A SINGLE WOMAN AND MICHAEL L. CALLIS, A SINGLE MAN AND WAYNE GANN, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENKE 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit: Being in the 13th Civil District of said County and State, described according to a survey by John M. Sullivan, May 4, 1965, as follows: Beginning on the Southerly margin of West Hamilton Road at a point 546.92 feet East of the Southeast intersection of Tennessee Highway No. 112 and West Hamilton Road; thence with said Road North 84 degrees 12' East 75 feet; thence South 24 degrees 27 feet East 313 feet; thence South 84 degrees 12 feet West 75 feet; thence North 24 degrees 27 feet West 313 feet to the beginning, containing 0.51 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Shirley Ruth Gann (Callis), Michael Louis Callis, and Sherry Carlene Mendez, as the sole heirs at law of James E. Callis (as evidenced in Affidavit of Heirship recorded in Instrument number 20151016-0105400) to Shirley Ruth Gann, as recorded on the 17th day of June, 2010 in Instrument No. 20100617-0047005. The said Shirley Ruth Gann having since died intestate on November 12, 2014 (Seventh Circuit Court for Davidson County, Tennessee, Probate Doc. 14P-2089), leaving said property to Sherry Carlene Mendez, Michael L. Callis, and Wayne Gann, her heirs at law as evidenced in Affidavit of Heirship recorded in Instrument number 20151016-0105401 simultaneaously herewith.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement to United States of America, recorded in Book 2145, Page 201.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3509 West Hamilton Avenue, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF OCTOBER, 2015.

Sherry Carlene Mendez by John Gleaves, Attorney In Fact

Michael L. Callis by John Gleaves, Attorney In Fact

Wayne Gann by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHERRY CARLENE MENDEZ, MICHAEL L. CALLIS, AND WAYNE GANN, and who acknowledged he/she/they executed the same as the free act and deed of the said SHERRY CARLENE MENDEZ, MICHAEL L. CALLIS, AND WAYNE GANN.

Witness my hand and official seal, this the 8th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212