Prepared By: Fearnley Martin & McDonald, PLLC 25 Century Blvd, Suite 402 Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of November, 2015, by and between Ella Warfield, unmarried, 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:

Being Lot No. 82 on the Map of Treppard Heights Subdivision, Section 6, as of record in Book 2900, Page 11, Register's Office for said County.

Said Lot No. 82 fronts 105.0 feet on the northwest margin of Dove Place and runs back 318.1 feet on the southwest line and 287.0 feet on the northeast line to a dead line, measuring 109.0 feet thereon.

Being all or part of the same property conveyed to Ella Warfield by virtue of that certain Warranty Deed dated June 28, 1968, at Instrument No. Book 4247, Page 112 in the Register's Office of Davidson County, Tennessee

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

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.

Ella Warfield by Wanda Russell Attorney In Fact

Ella Warfield, by Wanda Russell, Attorney In Fact

Davidson County DEEDWARR
Recvd: 11/10/15 14:27 2 pgs
Fees:13.00 Taxes:148.00
20151110-0114484

STATE OF TEXAS
COUNTY OF Collin

On this 6th day of November, 2015, before me personally appeared Wanda Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ella Warfield and acknowledged that she executed the same as the free act and deed of the said Ella Warfield.

WITNESS my hand and official seal at office this 6th day of November, 2015.

Sandra Elaine Branch
Notary Public

My Commission Expires: 8.27.209

SANDRA ELAINE BRANCH
MY COMMISSION EXPIRES
August 27, 2019

STATE OF TEXAS
COUNTY OF Collin

Wanda Russell, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Ella Warfield, the principal.

Wanda Russell
Wanda Russell

SANDRA ELAINE BRANCH
MY COMMISSION EXPIRES
August 27, 2019

WITNESS my hand and official seal at office this 6 day of November, 2015.

Sandra Elaine Branch
Notary Public

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

Tax Parcel No 05913006600

Property Address: 3212 Dove Place
Nashville, TN 37218

MAIL TAX
BILLS TO: owners at owners address

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 $40,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Emmy + McClain
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of November, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, Crystal Scott, 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

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Scott, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY