THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sylvia J. Street
2025 Woodmont Boulevard, #223
Nashville, TN 37215
SEND TAX BILLS TO:

New Owner

BILL GARRETT, Davidson County
Trans:T20160046174 DEEDWARR
Recvd: 06/01/16 14:42 2 pgs
Fees:13.00 Taxes:1013.80
20160601-0055185

WARRANTY DEED

(Map 117-11-OJ, Parcel 223.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **AMY ELIZABETH CALLIS, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **SYLVIA J. STREET, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 223, together with Garage C-3, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, according to plat and survey of same appearing of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> BEING the same property conveyed to Amy Elizabeth Callis, unmarried, by Warranty Deed from Amanda Elene Starr, an unmarried person, dated May 14, 2008, of record in Instrument No. 20080520-0051807 in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat; to Covenants, conditions and restrictions and agreements, including the agreement to pay assessments for maintenance of common areas, contained in the Master Deed (and By-laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861; to Right of Entry Agreement of record in Book 9921, page 620; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2025 Woodmont Boulevard, #223, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of May, 2016.

Amy Elizabeth Callis
AMY ELIZABETH CALLIS

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 Amy Elizabeth Callis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2016.

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $274,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amy Elizabeth Callis
Affiant

Subscribed and sworn to before me this 31st day of May, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160315