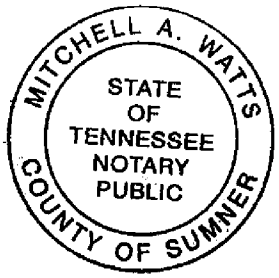
| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/13/17 10:03 | 3 pgs |
| Fees:18.00 Taxes:1590.63 | |
| **20170613-0059128** | |




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2017.

Notary Public

My commission expires: 8.21.17

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Lee R. Gabardi and Emily Cutrer** | **Metropolitan Bank** | **091-06-0-345.00** |
| **5505 B Kentucky Avenue** | **3500 Lakeland Drive Suite 501** | |
| **Nashville, TN 37209** | **Flowood, MS 39232** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Cathy McCallum, who took title as Adamantine, a Sole Proprietorship**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Lee R. Gabardi, unmarried, and Emily Cutrer, unmarried, as joint tenants with right of survivorship**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1412, Block 198 on the Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Cathy McCullam by Warranty Deed from Tu Van Le and Chanh Thi Pham Le Revocable Living Trust of record in Instrument No. 20160805-0081339 in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Adamantine, a Sole Proprietorship, by Quitclaim Deed from Cathy McCallum of record as Instrument No. 20160817-00857763 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5505 B Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plat Book 57, Page 173, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of June, 2017.

Cathy McCallum by Kaitlyn McCallum
attorney-in-fact

Cathy McCallum who took title as Adamatine,
a Sole Proprietorship, by Kaitlyn McCallum as
Attorney -in-Fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public personally appeared **Kaitlyn McCallum** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Cathy McCallum** and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded as Instrument No. **20170613-0059127**, in Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 9th day of June, 2017.

Mitchell A Watts
Notary Public

My Commission Expires: 9.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317156

SP 11/2015

# True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | 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: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY