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:
Solution Capital, LLC
1001 E. Main Street
Murfreesboro, TN 37130
SEND TAX BILLS TO:
SAME

Bill Garrett Davidson County
Batch# 30786 **DEEDWARR**
11/29/2017 08:52:41 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20171129-0121495

WARRANTY DEED

(Map 071-120, Parcel 135.00)

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, we, the undersigned, **DONNIE R. CALLIS F/K/A RUBY DONNELL OESER, a single woman,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **SOLUTION CAPITAL, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantee", it's successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING all of Lot No. 14, Victory Heights Subdivision, according to plat and survey of same appearing of record in Book 1130, page 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> SAID Lot No. 14 fronts 60 feet on the northerly side of Chickasaw Avenue and extends back 150 feet between parallel lines to a dead line in the rear.
>
> BEING the same property conveyed to Ruby Donnell Oeser, a single person, by Warranty Deed from Leslie L. Meadows and wife, Willadean Meadows, dated May 26, 1978, of record in Book 5292, page 82, in the Register's Office of Davidson County, Tennessee. Ruby Donnell Oeser, is one and the same as Donnie R. Callis.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 1130, page 97; 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 803 Chickasaw Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, it's successors 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 2017 real property taxes which will be prorated at closing and paid by the Grantor.

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, it's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of November, 2018.

Donnie R. Callis
DONNIE R. 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 Donnie R. 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 27th day of November, 2018.

Notary Public

My Commission Expires: May 15, 2021

(SEAL)

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of November, 2018.

Notary Public

My commission expires: May 15, 2021

File No. 20171007

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY