**RETURN TO**
Stewart Title Company
1630 NW Broad St, Suite 100
Murfreesboro, TN 37129
File # 012588-MOA

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180114716**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 53986 DEEDWARR
02/01/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20180201-0010573

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Chad L. Calendine and Dayla Joy Calendine<br>4416 CHICKERING LN<br>Nashville TN 37215-4915 | New Owner | Tax Parcel ID No.<br>14406000500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Moses, Trustee of The MSMS Properties Trust, U/A/D February 3, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad L. Calendine and Dayla Joy Calendine, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled A Subdivision of Ozier Property, of record in Plat Book 5200, Page 688, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Mary Stamps Gambill, a married woman to John T. Moses, Trustee of The MSMS Properties Trust, U/A/D February 3, 2017, as recorded on the 10th day of February, 2017 in Instrument No. 20170210-0014271; Quitclaim Deed from Thomas K. Gambill to Mary Stamps Gambill, as recorded on the 28th day of April, 1999 in Deed Book 11450, Page 810 and Warranty Deed from William N. Ozier and wife, Ann L. Ozier to Thomas K. Gambill and wife, Mary Stamps Gambill, as recorded on the 16th day of November, 1993 in Deed Book 9153, Page 807, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 14406000500, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF OZIER PROPERTY, as recorded in Plat Book 5200, Page(s) 688.

Covenants, Conditions and Restrictions as set forth in recorded in , 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 for Sanitary Sewer, recorded in Book 5818, Page 877.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 144-06-0-005.00.

Davidson County taxes for 2017, Map-Par. 144-06-0-005.00, $14,963.79, Unpaid, a lien now due and payable, but not yet delinquent until March 1, 2018.

City of Belle Meade taxes for 2017, Map-Par. 144-06-0-005.00 , $1,396.17, Unpaid , a lien now due and payable , but not yet delinquent until March 1, 2018.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 688, said Register's Office.

Sanitary Sewer Easement of record in Book 5818, page 877, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

Deed of record in Book 11450, page 810, dated April 27, 1999, said Register's Office.

This is improved property located at 4416 CHICKERING LN Nashville TN 37215-4915

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of January, 2018.

The MSMS Properties Trust, U/A/D February 3, 2017

By: _____
John T. Moses, Trustee

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Moses, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The MSMS Properties Trust, dated February 4, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30 day of January, 2018.

_____
Notary Public

My Commission Expires
March 16, 2021

LAURA CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

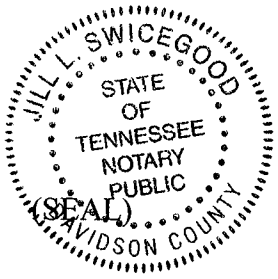
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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