THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 120943 **DEEDWARR**
07/25/2018 03:26:54 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180725-0072726

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Calhoun	new owner	
5818 A Morrow Road		091-06-1J-002.00-CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SevenHills Properties, Inc., a Georgia corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Calhoun, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome unit located in Davidson County, Tennessee, being Unit No. B of 5818 Morrow Road Townhomes (5818 Morrow Cottages), a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 5818 Morrow Road Townhomes (5818 Morrow Cottages) of record in Instrument Number 20170522-0050742, as corrected by Scrivener's Affidavit of record in Instrument No. 20180206-0012021, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit Map to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Jonathan E. Bennie, a married man by Warranty Deed from Brenda G. Parker, unmarried of record in Instrument No. 20160125-0006583 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 25, 2016.

Being a portion of the same property conveyed to SevenHills Properties, Inc. by Warranty Deed from Jonathan E. Bennie, a married man of record in Instrument No. 20161129-0125268 Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 29, 2016 and corrected by Scrivener's Affidavit of record in Instrument No. 20170131-0010361.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5818 A Morrow Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this the 18 day of July, 2018.

SevenHills Properties, Inc., a Georgia corporation

BY: _____

ITS: Omer Casurluk

STATE OF GA
COUNTY OF Forsyth

Before me, a Notary Public in and for said State and County, personally appeared Omer Casurluk, 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 the President of the maker, **SevenHills Properties, Inc., a Georgia corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18 day of July, 2018.

My Commission expires 6/4/18

YUSUF DEMIRELLI NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 04, 2022

_____
Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-5818A