Name and Address of New Owner:
Casey Patrick Callahan
700 James Avenue #26
Nashville, TN 37209

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 226747 DEEDWARR
05/07/2019 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190507-0042669

Map & Parcel No: 091050W03900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **670 James Avenue, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Casey Patrick Callahan, Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 39 of the Rows at the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 670 James Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation filed of record on 12/21/2015, in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 James Avenue, #26, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of May, 2019.

670 James Avenue, LLC

John A. Bell, Jr- Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 670 James Ave., LLC, a Tennessee Partnership the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 670 James Ave., LLC, a Tennessee Partnership by himself as Authorized Agent.

Witness my hand, at office, this 1st day of May, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 1st day of May, 2019.

Notary Public
My commission expires:
File No. 2019-160

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

True Copy Certification

I, Deliana Lashorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201905070042669