Karen Johnson Davidson County
Batch# 243517 DEEDWARR
06/14/2019 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20190614-0057494

Name and Address of New Owner and
Send Tax Bills To:
Nashadelphia, LLC
1404 Winding Way Road
Nashville, TN 37216

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 060-15-0-070

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, **James D. Callis, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashadelphia, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to the survey of Ray G. Cole, Surveyor, dated September 24, 1980, as follows:

Beginning at an iron pin located on the easterly margin of Dickerson Pike, said iron pin being also the northwest corner of the property conveyed to Mrs. W. W. Foster by deed of record in Book 2195, page 449, Register's Office for said County; thence with said margin of Dickerson Pike, North 16 degrees 08' East, 213.50 feet to an iron pin; thence, leaving said margin of Dickerson Pike, South 68 degrees 09' East, 490.40 feet to an iron pin; thence, South 22 degrees 22' West, 214.50 feet to an iron pin; thence, North 64 degrees 54' West, 231.50 feet to an iron pin; thence, North 64 degrees 54' West, 87.50 feet to a point; thence, North 74 degrees 13' West, 149.53 feet to the point of beginning.

Being the same property conveyed to James D. Callis by Warranty Deed from Hands A. Luckado and wife,Dorothy P. Luckado, dated September 26, 2017 recorded September 29, 2017, of record in Instrument No: 20170929-0100005, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY RESIDENCE FOR THE GRANTOR HEREIN.

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 he 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 14th day of June, 2019.

James D. Callis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me personally appeared James D. Callis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2019.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

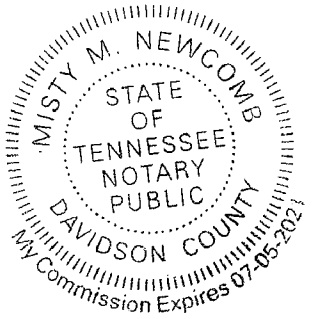
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $390,000.00, 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 14th day of June, 2019.

Notary Public



True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021