Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 247962 DEEDWARR
06/25/2019 10:13:22 AM 2 pgs
Fees: $13.00 Taxes: $4,365.26

20190625-0061250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $1,179,800.00.

June Rowell
Affiant

Subscribed and sworn before me this the 24th day of June, 2019.

April N. Bradley
Notary Public
My commission expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David J. Callahan, III. and Margaret H. Callahan 929 13th Avenue South Nashville, TN 37203	New Owner	105-01-0Z 001.00 (A) 105-01-0Z 002.00 (B)

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID J. CALLAHAN, III. AND MARGARET H. CALLAHAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A and B of Homes at 927 13th Avenue South, a Horizontal Property Regime with Private Elements, as shown on the site plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 927 13th Avenue South, a Horizontal Property Regime with Private Elements of as Instrument No. 20160328-0028204, in the Register's Office for Davidson County, Tennessee, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being a portion of the same property conveyed to Progressive Development, LLC by Warranty deed from Deborah Matthews, Teresa Matthews, Keitha Dowell, Randall McCutcheon and Donald McCutcheon of record on January 25, 2016 in Instrument No. 20160125-0006543 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Midtown Realty, LLC by Quitclaim deed from Progressive Development, LLC of record May 12, 2017 in Instrument No. 20170512-0047432 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments which are not shown as existing liens by the public records.
All matters shown on the Plan of record in Plat Book 4300, Page 80, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0028204, Register's Office for Davidson County, Tennessee.
The rights of others in and to the common areas and/or elements.
Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

THIS ISIMPROVED PROPERTY KNOWN AS 927 & 929 13th Ave South, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 24 day of June, 2019.

Midtown Realty, LLC

BY: _____
Harold Johnson, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, a LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such SOLE MEMBER.

Witness my hand and official seal this 24 day of June, 2019.

My commission expires: 9/18/22

_____
Notary Public

