Name and Address of New Owner:
Kalp Investments
215 2nd Ave North
Nashville, TN 37201

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 257774 DEEDWARR
07/16/2019 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $664.15
20190716-0069612

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 092-05-0-220.00

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, **Greater Nashville Regional Council,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kalp Investments, a Tennessee General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 and 12 of Block 28 on the Plan of Fish University Place of record in Plat Book 421, Page (s) 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 11 and 12 front 25 feet each on the Easterly side of 32nd Avenue North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Columbus Lewis and wife, Mollie Louise Lewis by Installment deed from S.L. Wright, Jr and wife, Martha S. Wright, Fannie Rachel Wright and Jesse Grant Wright, both unmarried of record in Book 1729, page 30 Register's Office for Davidson County, Tennessee, dated July 09, 1949 and recorded on July 11, 1949.

The said Mollie Louise Lewis predeceased Columbus Lewis.

The said Columbus Lewis, AKA Columbus Lewis, Sr, is now deceased and his will was entered into probate in case number 04P1123 of the Davidson County Probate Court. See also executor's quitclaim deed of record in Instrument No. 20090701-0061377, and order filed June 20, 2018 in case number 04P1123 of the Davidson County Probate Court Register's Office for Davidson County, Tennessee, setting aside said executor's quitclaim deed.

Being the same property conveyed to Greater Nashville Regional Council, Conservator for Columbus Lewis, Jr by Special Warranty deed from Peggy Mathes as Trustee of the Columbus Lewis Sr. Testamentary Trust, and Peggy Mathes, Administrator of the Estate of Columbus Lewis, Sr. of record in Instrument No. 20180906-0088449 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on September 06, 2018. Contract for sale of subject property was approved by court order in case number 139-576 of the Davidson County Probate Court on June 21, 2019.

Being improved property also known as 912 32nd Avenue North Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 9th day of July, 2019.

Greater Nashville Regional Council
By: Columbia Lewis & Taylor, Inc. Attorney in Fact (SEAL)
Kim Hale, District Public Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kim Hale, District Public Guardian of Greater Nashville Regional Council, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

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 $179,500.00, 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
9th day of July, 2019.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2019-301

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

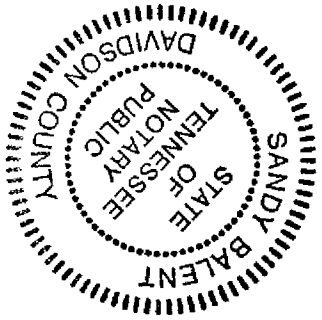
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).