This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Ste 140
Franklin, Tennessee 37067
File No. 20191935

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$116,340.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of July, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 262191 DEEDWARR
07/25/2019 11:10:32 AM 3 pgs
Fees: $18.00 Taxes: $430.46

20190725-0073165

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 11th day of July, 2019, among:

BELINDA GREER and ADA CARTER and CARL KELLEY and ROBERT L. WIGGINS, JR (AKA ROBERT WIGGINS) and CORTNEY WIGGINS and VIRGINIA GENTRY and NATASAH WIGGINS and FRANK RUSSELL and ERICA RUSSELL and BEATRICE RUSSELL, *by and through its duly appointed attorney-in-fact,* of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Jorge A Santana

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Georgia Industrial Realty Company's Subdivision in North Nashville of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, May 20, 1952, as follows:

Beginning on the Westerly margin of the 25th Avenue North, if extended at a point 100 feet South of the Southerly margin of Osage Street; thence with the Westerly margin of said 25th Avenue North, South 9 degrees 25 minutes East 50 feet to an iron pin; thence North 78 degrees 57 minutes West 115 feet to an iron pin; thence North 3 degrees 30 minutes West 50 feet to an iron pin; thence North 78 degrees 57 minutes East 110 feet to the beginning.

Being the same property conveyed to Family Venture Partners L.P. by Warranty deed from Paul Cart and Phil Burgess, as tenants in common of record in Instrument No. 201312230129271 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 23, 2013.
Being the same property conveyed to Tommy Kelley by Warranty deed from Family Venture Partners L.P. of record in Instrument No. 201709120093312 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 12,

2017.

The said Tommy Kelley having since died intestate on December 30, 2018 leaving BELINDA GREER, ADA CARTER, CARL KELLEY, ROBERT WIGGINS, CORTNEY WIGGINS, VIRGINIA GENTRY, NATASAH WIGGINS, FRANK RUSSELL, ERICA RUSSELL AND BEATRICE RUSSELL as his sole heirs as noted in Affidavit of Heirships of record in instrument Number 20190725-0073154 **Register's office for Davidson County, Tennessee.**

Being also known as 1633 25th Ave N Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instruments authorizing the attorney-in-fact is filed for record in Instruments: 20190725-0073155, 20190725-0073156, 20190725-0073157, 20190725-0073158 20190725-0073159, 20190725-0073160 20190725-0073161, 20190725-0073162 20190725-0073163 and 20190725-0073164 in the aforementioned Registers Office.

Belinda Greer by [signature], ~~Attorney-in-Fact~~
BELINDA GREER **GARY W TEMPLE**

ADA Carter by [signature], Attorney-in-Fact
ADA CARTER **GARY W TEMPLE**

Carl Kelley by [signature], Attorney-in-Fact
CARL KELLEY **GARY W TEMPLE**

Robert C. Wiggins by [signature], Attorney-in-Fact
ROBERT L. WIGGINS, JR **GARY W TEMPLE**
(AKA ROBERT WIGGINS)

Cortney Wiggins by [signature], Attorney-in-Fact
CORTNEY WIGGINS **GARY W TEMPLE**

Virginia Gentry by [signature], Attorney-in-Fact
VIRGINIA GENTRY **GARY W TEMPLE**

Natasah Wiggins by [signature], Attorney-in-Fact
NATASAH WIGGINS **GARY W TEMPLE**

Frank Russell by [signature], Attorney-in-Fact
FRANK RUSSELL **GARY W TEMPLE**

Erica Russell by [signature], Attorney-in-Fact
ERICA RUSSELL **GARY W TEMPLE**

Beatrice Russell by [signature], Attorney-in-Fact
BEATRICE RUSSELL **GARY W TEMPLE**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Gary W Temple**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **BELINDA GREER AND ADA CARTER AND CARL KELLEY AND ROBERT WIGGINS AND CORTNEY WIGGINS AND VIRGINIA GENTRY AND NATASAH WIGGINS AND FRANK RUSSELL AND ERICA RUSSELL AND BEATRICE RUSSELL** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2019.

[signature]
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Jorge A Santana
Address: 1633 25th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Jorge A Santana
Address: _2309 Corinne Court
City, State, Zip: Franklin TN 37064

Tax ID: 081-10-0-303.00