THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190821956** Karen Johnson Davidson County Batch# 277745 **DEEDWARR** 08/29/2019 03:19:12 PM 2 pgs Fees: $13.00 Taxes: $2,090.50 20190829-0087418	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2019. Notary Public My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner: Brent Calkins and Kathleen Calkins 3308 Windsor Avenue Nashville TN 37216	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 072-03-0-404.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Primo Development Partners, LLC, a Georgia limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent Calkins and Kathleen Calkins, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 54 Inglewood Place of record in Plat at Instrument No. 20171220-0129583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Primo Development Partners, LLC by Quit Claim deed from Mason Asset Group, LLC of record in Instrument No. 20180918-0092428 Register's Office for Davidson County, Tennessee, dated September 06, 2018 and recorded on September 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20171220-0129583, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property located at 3308 Windsor Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-PLI-19-3308

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2019.

Primo Development Partners, LLC, a Georgia limited liability company
By Its Members:

271 Glen Iris Drive, LLC

BY: _____
Brandon Mason, Authorized Agent

Mason Asset Group, LLC

BY: _____
Brandon Mason, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Mason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent of 271 Glen Iris Drive, LLC, a member of Primo Development Partners, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 23 day of August, 2019.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Mason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent of Mason Development Group, LLC, a member of Primo Development Partners, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 23 day of August, 2019.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022