Karen Johnson Davidson County
Batch# 325037 DEEDWARR
12/05/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20191205-0125398

Name and Address of New Owner:
Brett Callan

355 s Rancho Santa Fe Rd
San Marcus, CA 92078

Send Tax Bills To:

United Wholesale Mortgage
585 S Boulevard E., Pontiac, MI. 48341

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

Map & Parcel No: 083-05-0E-002.00-CO

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, **Stacy L. Herrick**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brett Callan, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1114 Calvin Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160524-0051962 and being shown on Plat attached thereto as Exhibit "B", 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 Stacy L. Herrick and Bradley David Herrick, wife and husband by Warranty deed from 508 Investors, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160524-0051964, Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 24, 2016.

Being the same property conveyed to Stacy L. Herrick by Quitclaim Deed from Bradley David Herrick, of record in Instrument No. **20191205012539 6**_, Register's Office for Davidson County, Tennessee. Said Deed being recorded simultaneously herewith.

Being improved property also known as 1116 Calvin Avenue B Nashville, Tennessee 37206.

This is NOT the principal residence of the Grantor named herein

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 22nd day of November, 2019.

Stacy L. Herrick (SEAL)
Stacy L. Herrick

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stacy L. Herrick, 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 22nd day of November, 2019.

MEGAN RAE BRAMMER
Notary Public – State of Utah
Comm. No. 697964
My Commission Expires on
Dec 11, 2021

Megan Brammer
Notary Public
My commission expires: DEC 11, 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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandy Baker
(Affiant)

Sworn to and subscribed before me this
22nd day of November, 2019.

Melissa R Shaffer
Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2019-445

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON