THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jesse Belt
803 Chickasaw Avenue
Nashville, TN 37207
SEND TAX BILLS TO:
new owner

Karen Johnson Davidson County
Batch# 395516 **DEEDWARR**
05/04/2020 03:05:03 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20200504-0046445

WARRANTY DEED
(Map 071-12-0; Parcel 135.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **GILDAY CONSTRUCTION** GROUP, **LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **JESSE BELT , an unmarried man,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 14, Victory Heights Subdivision, according to plat and survey of same appearing of record in Plat Book 1130, Page 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Solution Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated November 27, 2017, from Donnie R. Callis f/k/a Ruby Donnell Oeser, a single woman, recorded November 29, 2017 in Instrument No. 20171129-0121495, in the Register's Office of Davidson County, Tennessee. Further, the same property conveyed to Gilday Construction, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated April 30, 2020, from Solution Capital, LLC, a Tennessee Limited Liability Company and Gilday Construction, LLC, a Tennessee Limited Liability Company, recorded 5-4-2020 in Instrument No 20200504-0046444, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 803 Chickasaw Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple. have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 30th day of April, 2020.

GILDAY CONSTRUCTION, LLC

BY: _____
PAUL WILLSON, MEMBER

BY: _____
BRIAN GILDAY, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Willson and Brian Gilday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of Gilday Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such members

.

Witness my hand and official seal, this the 30th day of April, 2020.

_____
Notary Public

My Commission Expires: May 15th, 2021

J. KAS TALBOTT STATE OF TENNESSEE NOTARY PUBLIC SUTHERFORD COUNTY TENN.

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of April, 2020.

_____
Notary Public

My commission Expires: May 15th, 2021

J. KAS TALBOTT STATE OF TENNESSEE NOTARY PUBLIC TENN.

File No. GTS1-2020-369