Karen Johnson Davidson County
Batch# 526193 DEEDWARR
12/08/2020 10:32:12 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20201208-0142273

State of Tennessee
County of Williamson

WARRANTY DEED

2020-1925

April G. Nichols State of Tennessee Notary Public Williamson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Lakin Singleton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of November, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael D. Sontag, Trustee of the 612 Cantrell Avenue Trust 612 Cantrell Avenue Nashville, TN 37215	NEW OWNER	117-01-146.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard Young and Mary C. Callahan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael D. Sontag, Trustee of the 612 Cantrell Avenue Trust**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 BLOCK "D" ON THE PLAN OF W.M. CANTRELL'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 332, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS IS IMPROVED PROPERTY KNOWN AS 612 CANTRELL AVENUE, NASHVILLE, TN. 37215

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THAT ALLEY AS SHOWN RUNNING BETWEEN LOTS 1 THROUGH 8 ON BLOCK D AND RUNNING BETWEEN BLOCK D AND THE SOUTHERLY PORTION OF BLOCK C ON THE PLAN OF W.M. CANTRELL'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN INSTRUMENT OF RECORD IN BOOK 2957, PAGE 252, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS A PORTION OF THE ALLEY CROSSING THE REAR OF 612 CANTRELL AVENUE, NASHVILLE, TN 37215.

BEING THE SAME PROPERTY CONVEYED TO RICHARD YOUNG AND MARY C. CALLAHAN, HUSBAND AND WIFE BY WARRANTY DEED FROM PAMELA J. CHILTON, UNMARRIED OF RECORD AS INSTRUMENT NO. 20180807-0077710 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2018 AND RECORDED ON AUGUST 7, 2018.

( ) unimproved
This is (X) improved property know as 612 Cantrell Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of November, 2020.

Richard Young

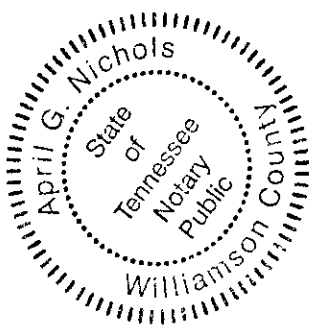
Mary C. Callahan by

Mary C. Callahan by Richard Young, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Richard Young, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2020.

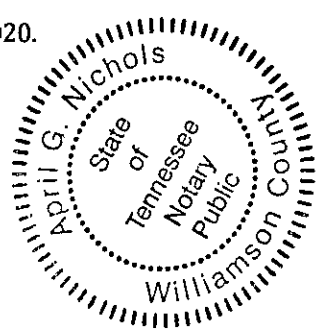


Notary Public
My Commission Expires: 6-24-2023

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of November, 2020, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Richard Young, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Mary C. Callahan, and as such Attorney in Fact for Mary C. Callahan, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Mary C. Callahan, and is authorized by Mary C. Callahan to execute this instrument on behalf of Mary C. Callahan.

Witness my hand and official seal on this 19th day of November, 2020.



Notary Public
My Commission Expires: 6-24-2023