Karen Johnson Davidson County
Batch# 615640 DEEDWARRSP
04/15/2021 09:58:14 AM 4 pgs
Fees: $23.00 Taxes: $522.55
20210415-0050219

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO#
Frank T. Callaway, Esq. P.O. Box 420115 Atlanta, Georgia 30342 The preparer of this deed makes no representation as to the title of the property. WHEN RECORDED PLEASE RETURN TO: Judy Jacobs Lighthouse Title and Escrow, LLC 301 S Perimeter Park Drive Suite 125 Nashville, TN 37211	Tennessee Voices for Children, Inc. 500 Professional Park Drive Goodlettsville, TN 37072	Tennessee Voices for Children, Inc. 500 Professional Park Drive Goodlettsville, TN 37072	CLT Map/Parcel: Parcel # 041-05-0-015.00 Prior Deed Reference: Deed dated and recorded September 6, 2017 as instrument number 20170907-0092096 of the Register's Office of Davidson County, Tennessee ("Register's Office").

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 9th day of April, 2021, by and between **OMNI COMMUNITY HEALTH, INC.,** a Tennessee corporation (hereinafter "Grantor"), and **TENNESSEE VOICES FOR CHILDREN, INC.,** a Tennessee public benefit corporation, whose address is: 500 Professional Park Drive, Goodlettsville, Tennessee 37072 (hereinafter "Grantee");

Witnesseth:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, confirms unto the Grantee, its successors and assigns, its undivided interest in and to all that certain improved real property situated and being in the City of Whites Creek, County of Davidson, State of Tennessee, as more particularly described, to wit ("Property"):

BEING Lot Number 27, Re-subdivision of Lots 26 & 27 Creek Trail Subdivision of record in Plat Book 8250, Page 383 of said Register's Office, to which reference is hereby made to said Plat for a more comprehensive legal description.
See Exhibit A For Legal
Property address: 200 Aparna Court, Whites Creek, Tennessee 37189.

TOGETHER with Grantor's interest in all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid real estate, as the Grantee's sole and separate equitable estate, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject to those easements, encumbrances and other matters of record; real property taxes not yet due and payable, and matters which would be shown on an accurate survey of the Property.

Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it lawfully seized in fee simple of the Property and has full power, authority and right to convey the same and that it will forever warrant and defend the Property and the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:
OMNI COMMUNITY HEALTH, INC.,
a Tennessee corporation

By: _____
Mark Just
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith C. Jacobs, a Notary Public in and for said State and County duly commissioned and qualified, Mark Just, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of OMNI COMMUNITY HEALTH, INC., a Tennessee corporation ("Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 9 day of April, 2021.

_____
Notary Public

JUDITH C. JACOBS
STATE OF TENN. NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:
9-16-23

AFFIDAVIT OF VALUE

I, or we, 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 $ 141,231 .00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

By: Rikki Harris

SUBSCRIBED AND SWORN TO before me this 9 day of April, 2021.

Notary Public

My Commission Expires:
9-14-22

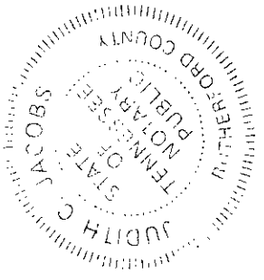


EXHIBIT A

Land in Davidson County, Tennessee, being Lot Number 27, Re-Subdivision of Lots 26 & 27 Creek Trail Subdivision, of record in Plat Book 8250, Page 383, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to Plat for a more comprehensive legal description.

Being the same property conveyed to Omni Community Health, Inc., from Sharon Fesmire Goff by Warranty Deed on September 6, 2017, of record in Instrument Number 20170907-0092096, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Omni Community Health, Inc by Quitclaim Deed from Yvonne Fesmire dated March 30, 2021 and filed for record as Instrument No. 20210415-0050218 in the Register's Office for Davidson County, Tennessee.