Johnson Davidson County
620087 DEEDWARRSP
04/21/2021 11:24:42 AM 4 pgs
Fees: $23.00 Taxes: $277.50
20210421-0053318

FROM: TRISTAN CALL, unmarried

TO: WORKERS DIGNITY PROJECT, a Tennessee nonprofit corporation

This instrument was prepared by:
John D. Claybrook
Waller Lansden Dortch & Davis, LLP
511 Union St., Suite 2700
Nashville, TN 37219

Address of New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number(s)
335 Whitsett Road Nashville, TN 37211	New Owner WORKERS' DIGNITY PROJECT	119-05-0-037.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00).

Ashley Bachelder
Affiant

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

JORGE SALLES DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 3rd, 2023

Special Warranty Deed

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, TRISTAN CALL, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WORKERS DIGNITY PROJECT, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, a certain tract or parcel

of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 335 Whitsett Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey it subject to all valid and existing encumbrances, covenants, restrictions, reservations, rights of way and easements of record in the Register's Office of Davison County, Tennessee relative to the above described property. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (except for the matters stated above to which this conveyance is expressly made subject) but not further or otherwise.

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

[signature page follows]

Witness my hand this 9 day of April, 2021.

GRANTOR:

TRISTAN CALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jorge Salles Diaz, a Notary Public of said County and State, personally appeared Tristan Call, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 9th day of April, 2021.

Notary Public

My Commission Expires: May 3rd, 2023

JORGE SALLES DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 1 ON THE MAP OF COLEMAN'S SUBDIVISION OF PART OF LOT NO. 1, PATTERSON LANDS, OF RECORD IN PLAT BOOK 421, PAGE 149, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF SAID LOT 1 FRONTS 65 FEET ON THE SOUTH SIDE OF WHITSETT ROAD AND RUNS BACK BETWEEN LINES 70 FEET, MORE OR LESS, ON THE WEST LINE AND 52 FEET ON THE EASTERLY LINE ALONG THE WESTERLY MARGIN OF THE FIRST ALLEY EAST OF NOLENSVILLE PIKE, TO A DEAD LINE AND MEASURES 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO TRISTAN CALL FROM COBIL, INC., OF RECORD AT INSTRUMENT NO. 20150729-0074397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.