Karen Johnson Davidson County
Batch# 773556 DEEDWARR
12/14/2021 01:46:26 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211214-0165241

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Sapphire Development Group, LLC 41 Peabody Street Nashville, TN 37210	New Owner	072-13-0-331

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, **Roger Pilkinton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sapphire Development Group, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

In Davidson County, State of Tennessee said property is described as being lot number 25 on the Plan of Sharpe and Horn's Fourth Addition as of record in Book 161 Page 172, Register's Office for said County.

Being the same property conveyed to Marion O. Pilkinton, by Order dated February 20, 1967, and recorded November 26, 1969, from Ruby Evelyn Dorris Pilkinton, of record in Book 4382, page 566, and being further conveyed to Roger Pilkinton, by deed dated September 17, 2008, and recorded September 19, 2008, from Marion O. Pilkinton, of record in Instrument Number 20080919-0095731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Current year's real property taxes, a lien now due & payable, not yet delinquent, & (3) All Subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Property Address: 1010 Douglas Avenue Nashville, TN 37206
(For Informational Purposes Only/Address Not Insured)

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 7 day of December, 2021.

_____(SEAL)
Roger Pilkinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2021, before me personally appeared Roger Pilkinton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of December, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 10.12.2024

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 $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
7 day of December, 2021.

_____
Notary Public
My commission expires: 6-17-2024
File No. 2021-647