WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/05 12:40 3 pgs
Fees:18.00 Taxes:377.40
20050420-0043948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Albert Sheila Baptiste
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Sheila Baptiste	Decision One Mortgage Company, LLC	093-16-0-355.00
(NAME) 75 Donelson St.	(NAME) 6060 J.A. Jones Drive	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Metropolitan Development & Housing Agency, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert Sheila Baptiste, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 75 Donelson St., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this.

Metropolitan Development & Housing Agency

By:
Metropolitan Development & Housing Agency

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phil Ryan, Executive Director for the Metropolitan Development and Housing Agency with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 15th day of April 2005.

Tiffany R. Addison
Notary Public

My Commission Expires: March 21, 2009



EXHIBIT A

Land in Davidson County, Tennessee, being the north forty feet of Lot No. 12 of Block "C" of Hermitage Addition to Nashville, Tennessee, as per Plan of record in Book 52, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the Metropolitan Development & Housing Agency by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, executed on December 9, 1998, and filed for record on February 25, 2000, in Instrument No. 20000225-0018401, Register's Office for Davidson County, Tennessee.