WARRANTY DEED

File Number: 60021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Minerva Foundation	The Minerva Foundation	80-34.00
(NAME) 901 LeBlanc Court	(NAME) 3403 Old Hydes Ferry Road	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37218	
(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, Estate of Jean Marie Cundall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Minerva Foundation, 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 3403 Old Hydes Ferry Road, Nashville, TN 37218
(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 3rd day of March, 2006.

Estate of Jean Marie Cundall

By: Co-Executor
Judy Faye Green, Co-Executor

By: CO. EXECUTER
John Larry Cundall, Co-Executor

Davidson County DEEDWARR
Recvd: 03/22/06 12:48 3 pgs
Fees:18.00 Taxes:629.00

20060322-0032740

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Faye Green and John Larry Cundall, Co-Executors of the Estate of Jean Marie Cundall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 3rd day of March, 2006.

RACHEL BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

File No.: 60021

EXHIBIT A

BEGINNING at a point in the center of Hydes Ferry Road, said point being 570.5 feet West of the West margin Asylum Road, if measured along the center of said Hydes Ferry Road, thence N. 32 deg. W with the center of Hydes Ferry Road 401.7 feet to a point; thence S 58 deg. W a distance of 680 feet, more or less, to a point in a fence; thence S 48 deg. E with said fence, a distance of 412.1 feet to a point which was formerly Ernest Santi's W boundary line; thence N 58 deg. E a distance of 588 feet more or less, to the point of beginning, containing 5.8 acres.

Being the same property conveyed to Woodrow Wilson Cundall by deed from Reconstruction Finance Corporation, dated September 24, 1947, of record in Book 1534, Page 522, Register's Office for Davidson County, Tennessee. The said Woodrow Wilson Cundall having since died on January 2, 1988, leaving Jean Marie Cundall as the surviving tenant by the entirety. The said Jean M. Cundall having since died on April 12, 2004 intestate bequeating and devising said property to Judy Faye Green and John Larry Cundall, as Co-Executors with all rights to convey