(2)

File No. 260501643

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/25/06 11:47 2 pgs
Fees:13.00 Taxes:466.31

20060725-0089421

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,030.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, David W. Kious, Attorney
547 N. Mt Juliet Road, Ste 100, Mt. Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi L. Harless	New Owner	Map 082-08-0 Parcel 163.00
(NAME)	(NAME)	
609 North 9th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Be a Helping Hand Foundation, a Tennessee Not for profit Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandi L. Harless, unmarried and Debra L. Huddleston, unmarried, as tenants in common with expressed rights of survivorship,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 168, on the Plan of Block 1, F.Q. Baileys McFerrin Addition to East Nashville, as shown by plat appearing of record in Plat Book 57, Page 136, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Be a Helping Hand Foundation by Quit Claim Deed dated December 8, 2005 of record in Instrument No. 20051208-0147763, Register's Office for Davidson County, Tennessee.

This property subject to: All matters shown on the plan of record in Plat Book 57, Page 136; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 609 North 9th Street, Nashville, TN 37206
(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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and or its assigns, 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 our hands this 21st day of July, 2006.

Be A Helping Hand Foundation

Kelly Holmes, Program Director

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Kelly Holmes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Program Director of Be a Helping Hand Foundation, the within named bargainor, a corporation, and that she as such Program Director, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Program Director.

Witness my hand at office this 21st day of July, 2006.

Commission expires: ~~June 22, 2009~~ 9.2207

~~Linda V Jones~~ JULIA A. HIRT Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (seal)

File Number: 260501643

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064