File No. 280100057

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/08 10:29 2 pgs
Fees:13.00 Taxes:1295.00

20080111-0003503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

return to:

Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Children's Hope, LLC, a South Carolina limited liability company	Children's Hope, LLC, a South Carolina limited liability company	104-16-171
(NAME) 2009 Linden Ave.	(NAME) 10 Wincove Lane	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Rockledge, FL 32955	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Kimberly Jayne Forehand a/k/a Kimberly Jane Forehand HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Children's Hope, LLC, a South Carolina limited liability company, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly part of Lot No. 89 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Beginning on the southerly margin of Linden Avenue at the corner of Lots Nos. 89 and 90; thence with the line between said two lots southwardly 208.2 feet to the northerly margin of an alley; thence with said alley westwardly 50 feet to the southeast corner of property conveyed to Roy C. Holland and wife, by deed from Duncan R. Dorris of record in Book 1212, page 284, said Register's Office; thence with Holland's easterly line, northwardly 100 feet; thence westwardly 2 feet; thence northwardly 108.1 feet, more or less, to the southerly margin of Linden Avenue, thence with said Avenue, eastwardly 52 feet to the beginning.

Being the same property conveyed to Kimberly Jane Forehand by Deed from Cristi Scott, as Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee of record in Instrument No. 20070514-0057731, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.
Subject to all matters as set forth per Plat Book 332, Page 117, Register's Office of said County.
Subject to any easements or claims for easements not shown by the public records.
Subject to any encroachments that an accurate survey may show.

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 2009 Linden Ave., Nashville, TN 37212
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 7th day of January, 2008.

Kimberly Jane Forehand

Kimberly Jane Forehand

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kimberly Jane Forehand, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 7th day of January, 2008.

Commission expires:

Notary Public

File Number: 280100057

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIC
STATE
TENNESSEE
NOTARY
PUBLIC

11/4/08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds