WARRANTY DEED 11112

Davidson County DEEDWARR
Recvd: 06/02/08 12:53 3 pgs
Fees:18.00 Taxes:1770.64
20080602-0055821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Area Habitat for Humanity, Inc., a Tennessee Not-for-Profit Corporation	**OWNER**	**060-00-0-005.00 &**
(NAME) **1006 Eighth Avenue South**	(NAME)	**060-00-0-060.00 &**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**060-00-0-006.00**
(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, **Grand Developers, LLC,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nashville Area Habitat for Humanity, Inc., a Tennessee Not-for-Profit Corporation**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to a survey dated May 11, 2006 by Wamble & Associates, PLLC, Surveyor No., 2346, as follows:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERN MARGIN OF EWING DRIVE (50' R.O.W.), SAID IRON ROD BEING IN THE EASTERLY LINE OF TRACT 1 AND THE WESTERLY LINE OF TRACT 2 OF THE ERLE DRAKE SURVEY, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF TRACT 1 OF THE SORRELLS /OMOHUNDRO PROPERTY AS DESCRIBED IN DEED BOOK 7356, PAGE 102, R.O.D.C., TENNESSEE, THE NORTHEAST CORNER OF PROPERTY CONVEYED TO RONALD B. WEBB, JR. AND KIMBERLY N. WEBB AS OF RECORD IN INSTRUMENT NUMBER 200509280116l97, R.O.D.C., TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING SAID SOUTHERN MARGIN NORTH 86 DEGREES 22 MINUTES 20 SECONDS EAST 584.00 FEET TO A POINT AT A FENCE POST, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO JAMES C. HOLMES, ET UX AS OF RECORD IN DEED BOOK 5325, PAGE 845, R.O.D.C., TENNESSEE AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING THE WESTERN LINE OF SAID HOLMES PROPERTY AND THE GENERAL DIRECTION OF A FENCE SOUTH 02 DEGREES 18 MINUTES 00 SECONDS WEST, 658.80 FEET TO A POINT AT A FENCE POST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HOLMES PROPERTY; THENCE, FOLLOWING THE SOUTHERN LINE OF SAID HOLMES PROPERTY, THE SOUTHERN LINE OF PROPERTY CONVEYED TO DEUTSCHE BANK TRUST CO. AS OF RECORD IN INSTRUMENT NUMBER 200604250046914, R.O.D.C., TENNESSEE, AND THE GENERAL DIRECTION OF A FENCE, NORTH 84 DEGREES 12 MINUTES 00 SECONDS EAST, 360.58 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO LARRY D. BRUMMITE, ET UX AS OF RECORD IN DEED BOOK 4409, PAGE 799, R.O.D.C., TENNESSEE; THENCE, FOLLOWING THE WESTERN LINE OF SAID BRUMMITE PROPERTY SOUTH 02 DEGREES 18 MINUTES 35 SECONDS WEST, 210.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERN LINE OF PROPERTY CONVEYED TO PARKWOOD COMMUNITY CLUB, INC. AS OF RECORD IN DEED BOOK 6402, PAGE 124, R.O.D.C., TENNESSEE, SAID ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING SAID PARKWOOD COMMUNITY CLUB PROPERTY SOUTH 84 DEGREES 17 MINUTES 00 SECONDS WEST,

511.50 FEET TO AN IRON ROD (NEW) ON THE EASTERN LINE OF PROPERTY CONVEYED TO HARDING CORPORATION AS OF RECORD IN INSTRUMENT NUMBER 200508120095764, R.O.D.C., TENNESSEE; THENCE, FOLLOWING SAID EASTERN LINE NORTH 02 DEGREES 24 MINUTES 05 SECONDS 279.80 FEET TO AN IRON ROD (OLD); THENCE, CONTINUING WITH HARDING CORPORATION PROPERTY NORTH 88 DEGREES 26 MINUTES 30 SECONDS WEST, 429.26 FEET TO AN IRON ROD (NEW) ON THE EASTERN LINE OF SAID WEBB PROPERTY; THENCE, FOLLOWING SAID EASTERN LINE OF WEBB NORTH 06 DEGREES 03 MINUTES 00 SECONDS EAST, 4.60 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 00 SECONDS EAST, 550.20 FEET TO THE POINT OF BEGINNING. CONTAINING 452,008 SQUARE FEET OR 10.38 ACRES.

PROPERTY IS SUBJECT TO A 20-FOOT SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT AS OF RECORD IN DEED BOOK 6764, PAGE 81, R.O.D.C., TENNESSEE.

Being the same property conveyed to Grand Developers, LLC by deed of record in Instrument 20080602-0055820 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record with the Register's Office of Deeds for said County.

unimproved ☒

This is improved ☐ property, known as **Ewing Drive, Nashville, TN 37207**

(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, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that GRANTOR is 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 GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 30th day of May, 2008.

Grand Developers, LLC

By: _____

Jerry Butler, Secretary

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Grand Developers, LLC, and that he as such Secretary executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2008.

Commission Expires:7/16/2011

_____

Notary Public

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY