WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/10 10:59 3 pgs
Fees:18.00 Taxes:166.50
20101014-0082288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Donald E. Bolster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2010.

ANDREA JOHNSON
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Agnes Bolster	Mary Agnes Bolster	07114004700
(NAME)	(NAME)	
10 Willis Street	10 Willis St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, The Housing Fund, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Agnes Bolster and Donald E.Bolster, As Joint Tenants with Right 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 the Twelfth (12th) formerly the Seventeenth (17th) Civil District of Davidson County, Tennessee, being Lot No. 1 and 2 on the unrecorded subdivision of Isaac M. Willis property described as follows:

Beginning on the easterly margin of Willis Street, formerly Napoleon Street, at a point 120 feet north of the northerly margin of the Whites Creek Pike; thence with said Avenue northwardly 95 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B. S. Snell and wife, of record in Book 549, page 182, Register's Office for said County thence eastwardly 115 feet; thence southwardly 95 feet, more or less, to a point 195 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the beginning.

Included in the above legal description but specifically excluded from the property transfer is the following described property:
Beginning on the easterly margin of Willis Street, formerly Napoleon Street, at a point 165 feet north of the northerly margin of the Whites Creek Pike; thence with said Street northwardly 50 feet, more or less, to the southwest corner of the property conveyed to John Malone and wife, by deed from B.S. Snell and wife, of record in Book 549, page 182, Register's Office for said County; thence eastwardly 115 feet; thence southwardly 50 feet, more or less, to a point 240 feet north of the northerly margin of Whites Creek Pike; thence westwardly 115 feet to the point of beginning.

Being the same property conveyed to The Housing Fund, Inc., of record as Instrument No. 201006300051221, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 10 Willis St., 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 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 13th day of October, 2010.

The Housing Fund, Inc.

By: Loretta C. Owens

Loretta C. Owens, Executive director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Loretta C. Owens, who is the Executive Director of The Housing Fund, Inc., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is authorized in her capacity as Executive Director of The Housing Fund, Inc. to execute the foregoing instrument and that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2010.

Commission expires: **My Commission Expires: November 7, 2012**

Becky Buxkamper

Notary Public

BECKY BUXKAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby 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.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Andre Johnson**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Andre Johnson

My Commission Expires: _____

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013