File No. 210090059

WARRANTY DEED

Record & Return To:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/13/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20110008031 DEEDWARR
Recvd: 02/07/11 15:34 4 pgs
Fees:23.00 Taxes:190.55
20110207-0010875

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Level Community Development Corporation	New Owner	08114016900
(NAME)	(NAME)	
2309 Underwood St.	1112 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37208	
(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, WE, **Mildred Wray, Terry Collier II and Deborah Collier**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **New Level Community Development Corporation**, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 6 fronts 50 feet on the south side of Underwood Street and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Joseph S. Williams, trustee by Deed from Mary Murray Nubia of record in Deed Book 5676, page 255, Register's Office for Davidson County, Tennessee. Said Joseph Willams having since died on July 27, 1982 leaving property to Tabitha Williams, his wife, per Docket No. 72201, in the Probate Court of Davidson County, Tennessee and per Affidavit of Heirship recorded in Book 10668, Page 172, in the Register's Office of Davidson County, Tennessee. Said Tabitha Williams having also since died on October 3, 2008 leaving said property to her heirs at law, Mildred Wray, Deborah Collier and Terry Collier II, as per Docket No. 08P1788, in the Probate Court of Davidson County, Tennessee, and pursuant to Court Order granting title to said Mildred Wray, Deborah Collier and Terry Collier II, per Docket No. 10-1691-IV, in the Chancery Court for Davidson County, Tennessee. (Attached as exhibit A)

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 2331, Page 114, 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 2309 Underwood St., Nashville, TN 37208

(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), HER 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), HER 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 14th day of January, 2011.

Deborah Collier by John D. Kitch, as Attorney-in-Fact

Mildred Wray by John D. Kitch, as Attorney-in-Fact

Terry O. Collier II by John D. Kitch, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **John D. Kitch**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No.20110207-0010874, Registers Office for Davidson, the **Attorney-in-Fact** of **Mildred Wray** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 14th day of January, 2011.

My Commission expires:

June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **John D. Kitch**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No.20110207-0010873, Registers Office for Davidson, the **Attorney-in-Fact** of **Terry O. Collier, II** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 14th day of January, 2011.

My Commission Expires:.

June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **John D. Kitch**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No.20110207-0010872 Registers Office for Davidson, the **Attorney-in-Fact** of **Deborah Collier** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 14th day of January, 2011.

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MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210090059
RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

EXHIBIT "A"

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
20TH JUDICIAL DISTRICT, SITTING AT NASHVILLE

MILDRED WRAY, DEBORAH COLLIER and TERRY COLLIER II, Petitioners,	]	
v.	]	No. 10-1691-IV
THE UNKNOWN BENEFICIARIES OF A CERTAIN ALLEGED TRUST ALLEGEDLY HOLDING CERTAIN REAL ESTATE IN THE NAME OF JOSEPH WILLIAMS, TRUSTEE, Respondents	]	

FILED
2011 JAN -7 AM 9:07
DAVIDSON CO. CHANCERY CT.

ORDER GRANTING DEFAULT JUDGMENT AS TO THE UNKNOWN BENEFICIARIES OF A CERTAIN ALLEGED TRUST ALLEGEDLY HOLDING CERTAIN REAL ESTATE IN THE NAME OF JOSEPH WILLIAMS, TRUSTEE

This cause came on to be heard before the Honorable Russell T. Perkins, Chancellor, on the 11th day of January, 2011, on Motion for Default as to the Respondents. Now, based on the Complaint to Quiet Title, the failure of the respondents to enter an appearance, the failure of the Respondents to file an Answer after due notice by publication, and based on the entire record in this cause,

IT IS ORDERED that the Respondents and all persons claiming under any of them, or any combination of them, be forever barred from all claims as to any estate or interest in the property described in Exhibit A to the Complaint to Quiet Title and described in Exhibit A attached to this Order;

IT IS FURTHER ORDERED that it be adjudged and finally determined that the Petitioners are the lawful owners and are vested with complete and unencumbered title in fee

simple as joint tenants of the property described in Exhibit A to the Complaint to Quiet Title and described in Exhibit A attached to this Order;

IT IS FURTHER ORDERED that the sole and complete right to possession of the property described in Exhibit A to the Complaint to Quiet Title and described in Exhibit A attached to this Order be awarded to the Petitioners and that Petitioners retain the right to possession of said property.

RUSSELL T. PERKINS, CHANCELLOR

APPROVED FOR ENTRY:

JOHN D. KITCH, BPR #4569
Suite 305, 2300 Hillsboro Road
Nashville, Tennessee 37212
(615) 385-9911/Fax 385-9123

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN THIS OFFICE
THIS 7 DAY OF
CRISTI SCOTT, CLERK & MASTER
BY
DEPUTY CLERK

CHANCERY COURT
DAVIDSON COUNTY
NASHVILLE, TENNESSEE