Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Inner City Development and Housing Solutions, Inc. P.O. Box 281726 Nashville, TN 37228	New Owner	091-12-0-236.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20110040766 DEEDWARR
Recvd: 07/07/11 13:05 2 pgs
Fees:13.00 Taxes:44.40
20110707-0052055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$12,000.00**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **David Komisar, Trustee of the Louis Komisar Living Trust Agreement dated October 10, 2000 (as same may be revoked or amended from time to time), ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Inner City Development and Housing Solutions, Inc., a Tennessee corporation, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 3 on the unrecorded map of Mrs. Mary Harwell S Subdivision of Lot No. 7 and part of Lot No. 12 on the Plan of Clifton, as originally recorded in Book 21, page 35, Register's Office for said County

According to unregistered copy of said Plan, said Lot No. 3 fronts 50 feet on the east side of 41st Avenue North, formerly Bass Avenue, and runs back between parallel lines parallel to and 100 feet north from Delaware Avenue, 200 feet to an alley.

Being the same property conveyed to Louis Komisar, Trustee of the Louis Komisar Living Trust Agreement dated October 10, 2000 (as may be revoked or amended from time to time), by Quit Claim Deed from Louis Komisar, an unmarried individual, dated October 10, 2000, of record in Instrument No. 20001011-0100887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **604 41st Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the 1st day of **July, 2011**.

The Louis Komisar Living Trust Agreement dated October 10, 2000

By: **David Komisar**
It's **Trustee**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David Komisar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Trustee** of **The Louis Komisar Living Trust Agreement dated October 10, 2000,** the within named bargainor, a Trust, and that he as such **Trustee**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as **Trustee**.

Witness my hand and Official Seal this the 1st day of **July, 2011**.

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013