BILL GARRETT, Davidson County
Trans: T20110056231 DEEDWARR
Recvd: 09/12/11 09:49 2 pgs
Fees: 13.00 Taxes: 3205.13
20110912-0070364

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1086

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$866,250.00.**

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2011.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **URBAN HOUSING SOLUTIONS, INC.** | **S A M E** | **10504026100** |
| **441 Murfreesboro Road** | | **10504026400** |
| **Nashville, Tennessee 37210** | | **10504026200** |

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, **THE SAMARITAN GROUP**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**Tract No. 1:**

**Land in Davidson County, Tennessee, being parts of Lot Nos. 16 and 17 in the resubdivision of Old Fairgrounds, the plan of which is recorded in Book 21, page 116, Register's Office for said County, described as follows:**

**BEGINNING at the Northeast intersection of Lewis and North Hill Street; thence with the Northerly margin of North Hill Street Easterly 170.8 feet to an alley; thence with the same Northerly 44.6 feet; thence Westerly 176.5 feet to the Easterly margin of Lewis Street; thence with the same Southerly 45 feet to the beginning.**

**This is property commonly known as 1220 Lewis Street, Nashville, Tennessee 37210**

**Tract No. 2:**

**Land in Davidson County, Tennessee, being parts of Lots No. 16 and 17 in the resubdivision of Old Fairground, the plan of which is recorded in Book 21, page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in the Rain's Subdivision plat, not of record, described as follows:**

**BEGINNING on the Easterly margin of East Hill Street, a point 95 feet Northerly from the Northerly margin of North Hill Street at the corner of Lots 34 and 35; thence with the Easterly margin of said East Hill Street, Northerly 66.4 feet to an alley; thence with the Southerly margin of said alley, Easterly 191.3 feet on the Westerly margin of an alley; thence with said last named alley, Southerly 65.05 feet to the corner of said Lots 34 and 35; thence Westwardly with the line between said lots 182.86 feet to the beginning.**

BEING the same property conveyed to The Samaritan Group by deed from Northridge Properties, LLC of record in Instrument Number 20070108-0003003, Register's Office for Davidson County, Tennessee.

This is property commonly known as 1216 Lewis Street, Nashville, Tennessee 37210

Tract No. 3:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of Lots 16 and 17 Old Fair Grounds Subdivision of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the East right of way of Lewis Street (formerly East Hill Street) at a point located 45 feet North of the Northeast intersection of said Lewis Street and North Hill Street; thence along said Lewis Street North 00 deg. 58' 47" East 50.21 feet; thence leaving said right of way South 83 deg. 50' 13" East, 182.75 feet to the East right of way of an alley; thence along said alley South 08 deg. 07' 45" West, 50.03 feet; thence leaving said alley North 83 deg. 50' 13" West, 176.50 feet to the point of beginning, containing 0.21 acre, more or less.

BEING the same property conveyed to The Samaritan Group by deed from Community Bank & Trust of record in Instrument Number 20100108-0001826, Register's Office for Davidson County, Tennessee.

This is improved property known as 1218 Lewis Street, Nashville, Tennessee 37210

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 aid 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 its hand this 18th day of August, 2011.

THE SAMARITAN GROUP

By: _____
JERRY V. HARRIS
Chief Executive Officer and President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared JERRY V. HARRIS, 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 Chief Executive Officer and President of THE SAMARITAN GROUP, a Tennessee nonprofit corporation, and that he as such Chief Executive Officer and President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Executive Officer and President.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 12/18/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY