BILL GARRETT, Davidson County
Trans:T20120008829 DEEDWARR
Recvd: 02/06/12 11:02 2 pgs
Fees:13.00 Taxes:314.50
20120206-0010409

This instrument prepared by:
and return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of February, 2012, by and between Woodbine Community Organization (WCO), Inc., a Tennessee Non-Profit Corporation, party of the first part, and Tyvonya Clarice Battle and William N Simmons, both unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 80, on the map of Treppard Heights Subdivision, Section VI, of record in Book 2900, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Woodbine Community Organization, by virtue of that certain Cash Deed dated July 8, 2011, at Instrument No. 20110711-0052770 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Woodbine Community Organization (WCO), Inc.
By: Catherine L Dodd, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Catherine L Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of **Woodbine Community Organization (WCO), Inc.,** the within named bargainer, and that she as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Executive Director.

Witness my hand and seal, at office, this 3rd day of February, **2012.**

NOTARY PUBLIC

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Tyvonya Clarice Battle and William N Simmons 3200 Dove Place Nashville, TN 37218
Tax Parcel No	05913006800
Property Address:	3220 Dove Place Nashville, TN 37218
MAIL TAX BILLS TO:	Pinnacle National Bank **150 3rd Ave. South #900** Nashville, TN 37201
Firm File #:	20120104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tyvonya Clarice Battle
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY