This instrument prepared by:
And return to

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

Davidson County DEEDWARR
Recvd: 09/06/12 09:52 3 pgs
Fees:18.00 Taxes:314.50
20120906-0080557

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of August, 2012, by and between Woodbine Community Organization, (WCO) Inc., A Tennessee Not For Profit Corporation, party of the first part, and James Randall Roop, an unmarried man, 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:

LOT NUMBER 54 AND THE WESTERLY 10 FEET OF LOT NUMBER 53 ON THE MAP OF T.C. WARD'S RESUBDIVISION OF CERTAIN LOTS IN WILLIAMS AND HAYES COMPANY'S BELLVIEW PLAN, AS OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT AND PAT OF LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF WARD STREET AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

Being all or part of the same property conveyed to Woodbine Community Organization (WCO), Inc., by virtue of that certain Special Warranty Deed dated April 28, 2011, at Instrument No. 20110510-0035770 and Scrivener's Affidavit at Instrument No. 20110510-0035770 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, Memorie White, 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., a Tennessee nonprofit, the within named bargainor, a Tennessee corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Executive Director .

Witness my hand and seal, at Office, in Nashville, Tennessee this 24th day of August, 2012

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: James Randall Roop

916 Ward Street
Nashville, TN 37207

Tax Parcel No 07112027700

Property Address: 916 Ward Street
Nashville, TN 37207

MAIL TAX BILLS TO: Pinnacle National Bank

150 3rd Avenue South, Suite 900
Nashville, TN 37201

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.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2012.

Notary Public

My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE