WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/12 14:13 2 pgs
Fees:13.00 Taxes:407.00
20121228-0120199

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/19/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Be A Helping Hand Foundation	NEW OWNER	Map & Parcel 08107031800
(NAME) 827 W. McKennie Ave	(NAME)	
(ADDRESS) Nashville TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Volunteer State Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Be A Helping Hand Foundation, HEREINAFTER CALLED THE GRANTEES, 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. 25, on the Plan of Map of W. S. Settle's Subdivision of Lot No. 7, of the Woodard Plan, of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 25 fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Volunteer State Bank by deed from Byron M. Gill, Substitute Trustee of record in Instrument 20120713-0061509, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1900 14th Avenue North, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 27th day of December, 2012.

VOLUNTEER STATE BANK

Jimmy Overton
Vice President of Loss Mitigation

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jimmy Overton as Vice President of Loss Mitigation of Volunteer State Bank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Loss Mitigation of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.
Witness my hand this 27th day of December, 2012.

Notary Public

FRANKLIN LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
5-3-16

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, Hal Wilson, 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: 7/6/15

HAL E WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY