WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
D218 Land Trust	NEW OWNER	Parcel ID:
1310 6th Ave. N.		09405006500
Nashville, TN 37208		

FOR AND IN 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

Alice W. Jew Foundation

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Harlan Dodson, Trustee of the D218 Land Trust with full power to mortgage, sell, transfer or convey without*
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: ***the joinder of any beneficiary**

Land in Davidson County, Tennessee, tract or parcel of land, being Lot No. 97 on a revision of a part of Section One, Revised, on the Map of Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 68.0 feet on the northwest margin of South 13th Court and extends back 107.5 feet on the northeast line and 107.0 feet on the southeast line to an alley in the rear, measuring 35.4 feet thereon.

Being the same property conveyed to Alice W. Jew Foundation by Quitclaim Deed from Jack K. Byrd, Executor under the Will of Alice W. Jew Deceased, and Jack K. Byrd, Managing Trustee of the Alice W. Jew Foundation pursuant to the last will and testament of Alice W. Jew, of record in Instrument 20000920-0093716, dated September 18, 2000, Register's Office for said County. See also deed of record in Book 7976, page 53, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2810, Page 475, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 69, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 922 S 13th Ct., Nashville, TN 37206

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 22nd day of March, 2013.

Alice W. Jew Foundation

BY: _____
Roger L. Proctor, Jr, Trustee

BY: _____
Leland Watts, Trustee

BILL GARRETT, Davidson County
Trans:T20130023966 DEEDWARR
Recvd: 03/25/13 10:14 2 pgs
Fees:13.00 Taxes:203.50

20130325-0028996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roger L. Proctor, Jr. and Leland Watts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Trustees respectively of Alice W. Jew Foundation, the within named bargainer, and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, at Nashville, Tennessee, on this the 22nd day of March, 2013.

My Commission Expires: 8/23/16

Notary Public

