This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Nashville House Foundation
114 Lafayette Court
Nashville, Tennesse, 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
Avenue Bank
111 10th Avenue South, Suite 200
Nashville, TN 37203

MAP 104-8
GROUP
PARCEL 325.00

BILL GARRETT, Davidson County
Trans:T20130069694 DEEDWARR
Recvd: 08/13/13 14:58 3 pgs
Fees:18.00 Taxes:1541.05
20130813-0085037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aimee Alsup Terrell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nashville House Foundation**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1515 16th Avenue S, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **25th** day of **July, 2013.**

Aimee Alsup Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Aimee Alsup Terrell, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $416,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

BEING PART OF LOT NO. 54 ON THE O.B. HAYS PLAN OF LARGE LOTS, CALLED ROKEBY, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE, AS WIDENED, AT A POINT 6 INCHES NORTHERLY FROM THE NORTHEAST CORNER OF A PART OF SAID LOT CONVEYED BY JOSEPH C. MOORE AND WIFE, TO CHARLES J. MOORE, AS OF RECORD IN BOOK 182, PAGE 128, REGISTER'S OFFICE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHERLY 74-1/2 FEET TO THE SOUTHEAST CORNER OF APART OF SAID LOT CONVEYED BY JOSEPH C. MOORE AND WIFE, TO THOMAS J. MASON, IN BOOK 147, PAGE 536, REGISTER'S OFFICE; THENCE WITH MASON'S LINE, WESTERLY 152-1/2 FEET MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHERLY 74-1/2 FEET, BEING 6 INCHES NORTHERLY FROM THE NORTHWEST CORNER OF SAID CHARLES J. MOORE LOT; THENCE WITH THE NORTHERLY LINE OF SAID MOORE LOT, EASTERLY 152-1/2 FEET MORE OR LESS TO THE BEGINNING.

Being the same property conveyed to John T. Terrell, by deed dated June 22, 1979 from Whit T. Terrell and wife, Lucy C. Terrell, of record in Book 5461, page 415, Register's Office for Davidson County, Tennessee; being the same property conveyed to Aimee Alsup Terrell, widow of John T. Terrell, by Affidavit of Heirship, dated April 17, 2103, .of record in Instrument no. 20130417-0038382, Register's Office, Davidson County, Tennessee