BILL GARRETT, Davidson County
Trans:T20130071794 DEEDWARR
Recvd: 08/20/13 13:02 2 pgs
Fees:13.00 Taxes:325.60
20130820-0087710

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of August, 2013, by and between Dawann Westbrook, Aisha Westbrook, Lauren Westbrook, Mark McClendon, Meredith Freeman, by Mark McClendon, Attorney In Fact, and Angela McClendon Johnson, by Mark McClendon, Attorney In Fact, party of the first part, and Mending Hearts, Inc., a Tennessee Non-Profit Corporation, 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:

Land in Davidson County, Tennessee, being Lot No. 10 of the Subdivision of certain lots in Clifton Plan, as of record 161, Page 80, Register's Office for said County.

Said Lot No. 10 fronts on the West side of 42nd Avenue North and runs back between lines, 150 feet on the southerly line and 150.2 feet on the northerly line to a line in the rear measuring 58.1 feet thereon.

Being all or part of the same property conveyed to Estate of Fred Westbrook, Jr and Virginia Westbrook, by virtue of that certain Affidavit of Heirship Deed dated December 30, 1899, at Instrument No. 20001207-0120432 in the Register's Office of Davidson County, Tennessee. Virginia Westbrook died testate March 28, 2011. Fred Westbrook Jr died April 25, 2012 intestate. Said property vested in the heirs of Virginia's children Anita Westbrook and Fred Westbrook Jr. who have been established by Affidavits of Heirship of record at Instrument No's * _____ and * _____ in said Register's Office, Tennessee.

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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 2013 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.

Dawann Westbrook

Aisha Westbrook

Lauren Westbrook

Meredith Freeman, by Mark McClendon, Attorney In Fact

Angela McClendon Johnson, by Mark McClendon, Attorney In Fact

Mark McClendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dawann Westbrook, Aisha Westbrook, and Lauren Westbrook**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2013.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

** Mark McClendon

TAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared Mark McClendon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Meredith Freeman and acknowledged that he executed the same as the free act and deed of the said Meredith Freeman.

WITNESS my hand and official seal at office this 9th day of August, 2013.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared Mark McClendon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Angela McClendon Johnson and acknowledged that he executed the same as the free act and deed of the said Angela McClendon Johnson.

WITNESS my hand and official seal at office this 9th day of August, 2013.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JUNE 21, 2016

Property Owner & Address: Mending Hearts, Inc.

923 Phillips Street
Nashville, TN 37208

Tax Parcel No 09108025900

Property Address: 935 42nd Avenue N
Nashville, TN 37209

MAIL TAX BILLS TO: owner at owner's address

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 $88,000.00 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 9th day of August, 2013.

Notary Public

My Commission Expires: _____

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016