File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130102986 DEEDWARR
Recvd: 12/09/13 13:55 2 pgs
Fees:13.00 Taxes:462.50
20131209-0124857

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 53062
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradford Gioia Minna Gioia 126 Ensworth Ave. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 09213009900

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Magdalene, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradford Gioia and spouse, Minna Gioia** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6, Block 6 on the Plan of Charlotte Park 2nd Addition to Nashville, of record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the northerly margin of Park Avenue (formerly First Avenue) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Magdalene, Inc., a Tennessee nonprofit corporation by Warranty Deed from The Campus for Human Development, f/k/a Faith Organizations in Covenant for Understanding and Service (FOCUS), a Tennessee nonprofit corporation, dated August 2, 2007 and recorded on August 8, 2007 of record in Doc. No. 20070808-0095073, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Pages 160 and 161, said Register's Office.

This is improved property, known as: 3322 Park Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2013.

Magdalene, Inc.

By: Cary Rayson
Title: **Executive Director**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Cary Rayson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Executive Director** (or other officer authorized to execute this instrument) of **Magdalene, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 6th day of December, 2013.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $125,000.00

Affiant

Sworn and subscribed before me this the 6th day of December, 2013.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public