ADDRESS NEW OWNER:
Steven R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
05209006100

BILL GARRETT, Davidson County
Trans:T20130104384 DEEDWARR
Recvd: 12/13/13 16:24 3 pgs
Fees:18.00 Taxes:175.18
20131213-0126521

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Montague Subdivision, as of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Transitional Housing & Work Programs of Davidson County, Inc., and Quick & Harris, LLC, from Scott Knox and Kevin Knight and Aaron Walker by Warranty Deed recorded on March 22, 2013, in Instrument No. 20130322-0028564, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit recorded simultaneously herewith in Instrument No. 20131213-0126517, said Register's Office.

Harris & Quick, LLC, conveyed their interest to Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation, by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20131213-0126520, said Register's Office.

This is property with a common address of **421 E. Due West Ave., Madison, TN 37115.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors; (2) The Plan of Record in Book 843, Page 79, said Register's office and all matters therein; (3) Deed of Trust in Instrument No. 20130322-0028565, said Register's Office; (4) Metro Letter in Instrument No. 20130522-0051931, said Register's Office.

See Resolution attached hereto and made a part hereof as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

KRM

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of December, 2013.

Transitional Housing & Work Programs of Davidson County, Inc., a Tennessee corporation

By: _____
Keith L. Mason, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Keith L. Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President ("Officer") of Transitional Housing & Work Programs of Davidson County, Inc., the within named bargainor, and as such authorized Officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized Officer.

Witness my hand and official seal at office this 13th day of December 2013.

_____
NOTARY PUBLIC
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1312-267

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $47,346.25.

_____
Affiant

Subscribed and sworn before me this 13th day of December, 2013.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Exhibit A

SECRETARY'S CERTIFICATE OF RESOLUTION OF THE BOARD OF DIRECTORS OF TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

WHEREAS, the Board of Directors for TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., (herein "Corporation") met on December 5, 2013, and approved the following actions herein described;

WHEREAS, the Board of Directors desires to set forth its actions regarding the authority of persons to sign on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC. for specific real estate transactions at hand;

NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., that Keith L. Mason as President of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., as necessary and required, is hereby authorized and empowered to execute in his capacity as President of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., and on behalf of the Corporation, any and all documents necessary and in order to sell and lease certain property located at 421 E. Due West Ave., Madison, TN 37115 (herein "Property") which presently belongs to TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., and Harris & Quick, LLC:

1) Execute a Deed for the subject property to Steven R. Griffith; and
2) Enter into and execute a Lease at the closing of the sale of Property and later when the Property is completed, execute a Lease Purchase in favor of Steven R. Griffith; and
3) Execute any and all other documents required or necessary in order to close the sale of Property and later when Property is complete, complete the Lease Purchase closing upon terms satisfactory to TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

President is hereby authorized to bind for and sign on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC., by executing all documents necessary to conduct Corporation's business as set forth herein including but not limited to the authority to execute on behalf of Corporation any settlement statements, deed(s) of conveyance, escrow agreements, leases, lease purchase agreements, affidavits, and any and all other documents as required in order to either conduct the business of or consummate any transaction on behalf of TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC. as set forth herein.

Transitional Housing & Work Programs of Davidson County, Inc., is duly authorized and in good standing under the laws of the State of Tennessee.

Those persons attesting to this Resolution agree and acknowledge that they are the entire Board of Transitional Housing & Work Programs of Davidson County, Inc., that they are authorized to act on behalf of Transitional Housing & Work Programs of Davidson County, Inc., and that there are no amendments to the corporate documents or other matters that would affect their ability to act on behalf of Transitional Housing & Work Programs of Davidson County, Inc.

Transitional Housing & Work Programs of Davidson County, Inc., is one and the same entity as Transitional Housing & Work Programs of Davidson County.

It is further resolved that the facsimile of any signature required herein shall serve the same as an original thereof and that this document may be executed in parts and when the parts are put together, they shall comprise one document.

DATED this the 13th day of December 2013.

ATTEST:

TRANSITIONAL HOUSING & WORK PROGRAMS OF DAVIDSON COUNTY, INC.

BY: _____
Nichole R. Mason, Secretary

ATTEST AND APPROVED:

_____
Keith L. Mason, President

_____
Nichole R. Mason, Secretary