Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20130106530 DEEDWARR
Recvd: 12/23/13 12:58 2 pgs
Fees:13.00 Taxes:444.00

20131223-0129356

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 11th day of December, 2013, by and between Woodbine Community Organization, (WCO) Inc., party of the first part, and Matthew David Seckman, Unmarried 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:

Being Lot Number 25 as shown on the Plat for Phase I of The Woods at Monticello, of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Woodbine Community Organization (WCO), Inc., by virtue of that certain Quit Claim Deed dated February 11, 2013, at Instrument No. 20130215-0015862 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Metropolitan Development & Housing Agency by virtue of Warranty Deed recorded August 20, 2001 at Instrument No. 20010820-00899393, recorded October 14, 2003 at Instrument No. 20031014-0152229 and recorded March 8, 204 at Instrument No. 20040308-0026402 in the said Register's Office.

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 2014 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.

Woodbine Community Organization (WCO), Inc., by Catherine L Dodd
By: Catherine L Dodd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, and with whom I am personally acquainted, or proved to me to be

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Catherine L Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Woodbine Community Organization (WCO), Inc., the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Executive Director.

Witness my hand in Nashville, Tennessee, this 11th day of December, 2013.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My commission expires: _____

_____
Notary Public

Property Owner & Address:	Matthew D Seckman 467 Monticello St Nashville TN 37207
Tax Parcel No	071010A02500CO
Property Address:	467 Monticello Street Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address Matthew D Seckman 467 Monticello St **Nashville TN 37207**
Firm File #:	20131110

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 $120,000.00 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 11th day of December, 2013.

_____
Notary Public

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: _____