This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/27/13 15:59 5 pgs
Fees:28.00 Taxes:421.80
20131227-0130492

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Habitat for Humanity of Greater Nashville 2950 Kraft Drive, Ste. 100 Nashville, TN 37204	SAME	059-05-0-255.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M & J General Partnership, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Habitat for Humanity of Greater Nashville**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 260 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to M & J General Partnership by deed from Kenneth Turrentine and Wendy Turrentine of record in Instrument No. 20130423-0040394, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2013 property taxes are being prorated and collected at closing.
2. All matters appearing on the plan of record in Book 4460, page 85, said Register's Office.

3. Restrictive Covenants of record in Book 4620, page 147 and re-recorded in Book 4620, page 866, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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 M & J GENERAL PARTNERSHIP COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND M & J GENERAL PARTNERSHIP FURTHER covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

This improved property is known as: 3089 Buena View Blvd., aka 3041 Sunnyview Drive, Nashville, TN 37218.

WITNESS OUR HANDS this 19th day of December, 2013.

M & J GENERAL PARTNERSHIP,
a Tennessee General Partnership

By: _____
Michael W. O'Neill, General Partner

By: _____
John R. Lindahl, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of M & J General Partnership, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a general partner.

Witness my hand, at Franklin, Tennessee, this 19th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared John R. Lindahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of M & J General Partnership, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a general partner.

Witness my hand, at Nashville, Tennessee, this 19th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

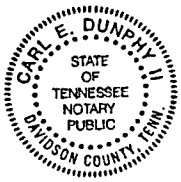
The actual consideration or value, whichever is greater for this transfer is $114,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 20th day of December, 2013, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-6-2015



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE