(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/13 08:06 2 pgs
Fees:13.00 Taxes:68.45
20131230-0130521

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$18,500.00.**

Affiant

Subscribed and sworn to before me this 16th day of December, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
African Muslim Association of Nashville	New Owner	09316037400
P.O. Box 111581		
Nashville, TN 37222		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Teon D. Ragland, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **African Muslim Association of Nashville**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 of Block C on the map of Hermitage Addition, of record in Book 57, Pages 42 and 43, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the westerly side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie Lee Murray and wife, Cora Lee Murray from Phil Cohen and wife, Sara K. Cohen by Installment Deed on April 18, 1947, of record in Book 1470, Page 455, Register's Office for Davidson County, Tennessee. The said Willie Lee Murray and wife, Cora Lee Murray, having since died and the said Willie Lee Murray having predeceased Cora Lee Murray, the same property willed to Mrs. Annie Lee Key and Mrs. Mary Ella Pearson by Cora Lee Murray's will of record in Will Book 131, Page 161, Probate Court for Davidson County, Tennessee. Further conveyed to Annie Lee Key from Mary Ella Pearson by QuitClaim Deed on November 13, 1981, of record in Book 5820, Page 272, Register's Office for Davidson County, Tennessee. Further conveyed to Frank S. King Jr. from Annie Lee Key and then to Annie Lee Key and Mary Ella Pearson from Frank S. King, Jr. by QuitClaim Deed on May 6, 1985, of record in Book 6549, Page 648, Register's Office for Davidson County, Tennessee. Further conveyed to Annie Lee Key from Mary Ella Pearson on July 2, 1985, of record in Book 6600, Page 576, Register's Office for Davidson County, Tennessee. Further conveyed to Teon D. Ragland and wife, Shavone E. Ragland from Annie Lee Key on July 15, 2005, of record in Instrument Number 20050715-0082478, Register's Office for Davidson County, Tennessee. Said Shavone E. Ragland (n/k/a Shavone Elizabeth Braden having since conveyed her interest to Teon D. Ragland by Quitclaim Deed dated 12/12/13 and found of record in Instrument Number 20131230-0130520 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 42 and 43, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8 Decatur Street (aka 6 Decatur), Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this December 16, 2013.

Teon D. Ragland

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teon D. Ragland** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 16, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Hal Wilson, 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