ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Antonia S. Lawshea 1199 Iron Bridge Road Columbia, TN 38401	New Owner	Map and Parcel 14801002500
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		26b 14600

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, United Cerebral Palsy of Middle Tennessee, Inc., a Tennessee nonprofit corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Antonia S. Lawshea (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Hillbrook, Section II, of record in Book 3300, Page 12, Register's Office for said County.

Said Lot No. 229 fronts 75 feet on the South side of Wallace Road, and runs back 164.4 feet on the West line and 178.6 feet on the East line to a dead line in the rear, on which it measures 94 feet.

Being the same property conveyed from Nancy Freeman Sain, married, to William Todd Porter, of record in Book 4879, Page 88, Register's Office for Davidson County, Tennessee, and being the same property devised by the Will of William Todd Porter to United Cerebral Palsy of Middle Tennessee probated in the Seventh Circuit Court for Davidson County, Probate Division, No. 10P- 793.

Being the same property conveyed by Personal Representative's Deed from Martha Sherman Underwood, Personal Representative of the Estate of William Todd Porter, appointed by the Seventh Circuit Court for Davidson County, Probate Division No. 10P-793 to United Cerebral Palsy of Middle Tennessee, Inc. as recorded on the 15th day of October, 2010 in Instrument No. 20101015-0082940 and also see Order as recorded on the 18th day of October, 2012 in Instrument No. 20121018-0095858, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved real property located on 215 Wallace Road, Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20140000361 DEEDWARR
Recvd: 01/02/14 14:48 2 pgs
Fees:13.00 Taxes:173.90
20140102-0000492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2013.

Notary Public

Commission Expires: My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of December, 2013.

United Cerebral Palsy of Middle Tennessee, Inc.

By: Executive Director

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deena C. Claiborne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of United Cerebral Palsy of Middle Tennessee, Inc., and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by herself as Executive Director.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 2013.

Notary Public

My Commission Expires: My Comm. Expires May 8, 2017