WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008355 DEEDWARR
Recvd: 02/05/14 11:29 2 pgs
Fees: 13.00 Taxes: 469.90

20140205-0010199

G-DD-14-906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dowd Development & Design, LLC	Same as New Owner	
2914 Felicia St (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	072-09-0-110.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SAFE HAVEN FAMILY SHELTER, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS NASHVILLE SAFE HAVEN FAMILY SHELTER, INC., AND SUCCESSOR BY MERGER WITH NASHVILLE FAMILY SHELTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOWD DEVELOPMENT & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON THE PLAN OF BURCHWOOD PLACE EXTENDED OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE FAMILY SHELTER BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. OF RECORD IN BOOK 8690, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 30, 1992 RECORDED ON AUGUST 3, 1992.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 101, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 906 Burchwood Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this 31st day of January, 2014.

Safe Haven Family Shelter

BY: _____
Joyce Lavery, Executive Director

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOYCE LAVERY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the EXECUTIVE DIRECTOR of Safe Haven Family Shelter, the within named bargainor, and that she as such EXECUTIVE DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31ST day of January, 2014.

_____
Notary Public
My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903