WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018015 DEEDWARR
Recvd: 03/18/14 10:04 2 pgs
Fees:13.00 Taxes:1387.50
20140318-0022197

J-AVE-14-4101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mending Hearts, Inc.	**Mending Hearts, Inc.**	**91-8-278.04 (Tract I)** **91-8-278.01 (Tract II)**
(NAME)	(NAME)	**91-8-278.02 (Tract III)** **91-8-278.03 (Tract IV)**
P.O. Box 280236	**P. O. Box 280236**	
(ADDRESS)	(ADDRESS)	**91-8-278.05 (Tract V)**
Nashville, TN 37228	**Nashville, TN 37228**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **VENTURE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MENDING HEARTS, INC.** 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:

(Tract 1) 932 42nd Ave. N
Being Lot No. 1 on the Plan of Re-subdivision of Lots 7, 8, and 9 of the Clifton Place of record in Book 3500, Page 90, amended in Book 3917, Page 501, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

(Tract 2) 4101 Albion St.
Being Lot No. 5 on the Plan of Re-subdivision of Lots 7, 8, and 9 of the Clifton Place of record in Book 3500, Page 90, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description and part of a closed alley as set out in Metro Ordinance No. 089-886.

(Tract 3) 4103 Albion St.
Being Lot No. 4 on the Plan of Re-subdivision of Lots 7, 8, and 9 of the Clifton Place of record in Book 3500, Page 90, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

(Tract 4) 4105 Albion St.
Being Lot No. 3 on the Plan of Re-subdivision of Lots 7, 8, and 9 of the Clifton Place of record in Book 3500, Page 90, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

(Tract 5) 930 42nd Ave N
Being Lot No. 2 on the Plan of Re-subdivision of Lots 7, 8, and 9 of the Clifton Place of record in Book 3500, Page 90, amended in Book 3917, Page 503, Register's Office for Davidson County, Tennessee to which
reference is made for a more complete
description.

Being the same property conveyed to Venture Properties, a Tennessee general partnership by Quitclaim Deed from HomeTrust Partners, a Tennessee general partnership, recorded on the 1st day of October, 2012 in Instrument No. 20121001-0089109, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Easements and Restrictions shown of record in Plat Book 161, Page 80, Plat Book 3500, Page 90, Plat Amendment of record in Book 3917, Page 501 (as to Tract I) and Plat Amendment of record in Book 3917, Page 503 (as to Tract V);
- Metro Ordinance No. 089-886. (as to Tract II);
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101, 4103, & 4105 Albion Street and 930 & 932 42nd Ave N, Nashville, Tennessee 37209**.

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 the 13th DAY OF MARCH, 2014.

Venture Properties, a Tennessee general partnership

By:_____
Chan McCullough, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chan McCullough, signing for Venture Properties, a Tennessee general partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Venture Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of March, 2014.

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

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212