MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,075.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 27TH DAY OF MARCH, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curbside Properties, LLC	Same as new owner (NAME)	04208006500
7125 Baker's Bridge Road (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The African & American Healthcare Foundation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Curbside Properties, LLC, hereinafter called the Grantees, 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 1A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 1-10, 15-24 AND 51-60, HERITAGE PLACE, OF RECORD IN PLAT BOOK 5200, PAGE 628, AS AMENDED IN PLAT BOOK 6250, PAGE 632, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE AFRICAN & AMERICAN HEALTHCARE FOUNDATION BY DEED FROM LUE BERDA JARRETT OF RECORD IN INSTRUMENT NO. 20030701-0090833, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 338 Nesbitt Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th day of March, 2014.

BILL GARRETT, Davidson County
Trans: T20140020806 DEEDWARR
Recvd: 03/28/14 09:19 2 pgs
Fees: 13.00 Taxes: 233.38
20140328-0025645

WARRANTY DEED
(Continued)

The African & American Healthcare Foundation

BY: Okolo, Board Chair
Oranefo Okolo, Board Chair

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Oranefo Okolo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Board Chair, the within named bargainors, a corporation, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Board Chair.

Witness my hand at Goodlettsville, Tennessee, this 27th day of March, 2014.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072