BILL GARRETT, Davidson County
Trans:T20140022071 DEEDWARR
Recvd: 04/02/14 11:07 2 pgs
Fees:13.00 Taxes:444.00
20140402-0027253

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2014, by and between Woodbine Community Organization (WCO), Inc., , party of the first part, and Mailena Mason, Unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 23 as shown on the Plat for Phase I of The Woods of Monticello of record in Instrument Number 20091216-0114519, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Woodbine Community Organization (WCO), Inc. by virtue of that certain Quit Claim Deed dated February 11, 2013, at Instrument No. 20130215-015860 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Catherine L Dodd, Executive Director

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Catherine L Dodd, Executive Director, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Woodbine Community Organization (WCO), Inc, the within named bargainor, a Non-Profit Organization, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Non-Profit Organization as Executive Director.

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2014.

My commission expires: _____

A. R. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires JUNE 21, 2016

Notary Public

Property Owner & Address:	Mailena Mason 145 Monticello Street Nashville TN 37207
Tax Parcel No	071010A02300CO
Property Address:	475 Monticello Street Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Property Address Mailena Mason 475 Monticello Street **Nashville TN 37207**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2014.

Notary Public

My Commission Expires:

R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016