BILL GARRETT, Davidson County
Trans:T20140069879 DEEDWARR
Recvd: 09/18/14 10:16 2 pgs
Fees:13.00 Taxes:442.15
20140918-0085662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,500.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KOFI NUAKO	**NEW OWNER**	**08115031200**
1731 UNDERWOOD ST		
NASHVILLE, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

EVOLUTIONS TRANSITIONAL LIVING (FORMERLY KNOWN AS: EVOLUTIONS RECOVERY HOUSE)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KOFI NUAKO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 31 AND 32 IN THE MANLOVE PLAN, A PLAN OF WHICH IS RECORDED IN PLAN BOOK 21, PAGE 129, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS 31 AND 32 BEGIN AT A POINT IN THE SOUTHEAST CORNER OF THE INTERSECTION OF 18TH AVENUE NORTH (FORMERLY SALEM STREET) AND UNDERWOOD STREET AND RUN BACK; THENCE EASTWARDLY ALONG THE SOUTHERN MARGIN OF UNDERWOOD STREET 63 FEET TO A POINT; THENCE SOUTHWARDLY PARALLEL WITH 18TH AVENUE NORTH, THENCE NORTHWARDLY ALONG THE EASTERN MARGIN OF 18TH AVENUE NORTH 130 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM ROBERT M. GARFINKLE, AN UNMARRIED MAN, OF RECORD IN BOOK 5061, PAGE 741, SAID REGISTER'S OFFICE, AS FOLLOWS:

BEING PART OF LOT NO. 31 IN THE MANLOVE PLAN, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 21, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SALEM STREET (18TH AVENUE NORTH) AND UNDERWOOD STREET; THENCE SOUTHWARDLY ALONG THE EASTERN MARGIN OF SALEM STREET 130.00 FEET TO A POINT; THENCE EASTERLY 13.10 FEET TO A POINT; THENCE NORTHWARDLY 104.19 FEET ALONG THE NEW

M.D

RELOCATED EASTERN MARGIN OF SALEM STREET TO A POINT; THENCE NORTHEASTERLY 40.06 FEET AROUND A CURVE THAT HAS A 25 FOOT RADIUS TO A POINT; THENCE WESTWARDLY 38.00 FEET ALONG THE PRESENT SOUTHERLY MARGIN OF UNDERWOOD STREET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EVOLUTIONS RECOVERY HOUSE, BY WARRANTY DEED FROM MONTEZ DUMAS, UNMARRIED, DATED 11/16/2011 AND RECORDED ON 11/17/2011 IN INSTRUMENT NUMBER 20111117-0089776, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1731 UNDERWOOD ST, NASHVILLE, TN 37208.

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 in 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 15th day of September, 2014.

President & CEO

EVOLUTIONS TRANSITIONAL LIVING,
BY: MONTEZ DUMAS, President & CEO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Montez Dumas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President & CEO of EVOLUTIONS TRANSITIONAL LIVING, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President & CEO.

Witness my hand, at office, this 15TH day of SEPTEMBER, 2014.

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 3-01-16