BILL GARRETT, Davidson County
Trans:T20140082784 DEEDWARR
Recvd: 11/03/14 13:58 3 pgs
Fees:18.00 Taxes:989.75
20141103-0101308

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1044

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2014

Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Tidwell 506 & 508 S. 14th St. Nashville, TN 37206	New Owner	083-13-0-270.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Danny Barnhill, Larry Lamb, Terry Griffin, and Joe Peach, Jr. Successor Trustees of The Lords Friendly Mission

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Tidwell and Johnny Ellis, as joint tenants with right of survivorship

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:

TRACT I - 506 S. 14th Street
Parcel: 083-13-0-270.00

LAND in Davidson County, Tennessee, being Lot No. 106 and the northerly 5 feet of Lot No. 107 on the Plan of Payne, Blakemore & Cummings Addition as of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 106 and part of Lot No. 107 front together 54.8 feet on the westerly side of South 14th Street and extend back 161 feet on the northerly line with the southerly margin of an alley, and 161 feet, more or less, on the southerly line to a dead line measuring 54.8 feet thereon.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville & Davidson County, by Warranty Deed recorded 10/18/10 in Instrument No. 20101018-0083246, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southeast corner of property, shown on Tax Map 083-13, as Parcel 270.00, said point being on the Present Westerly R-O-W of South 14th Street, 19.73 feet left of Sta. 28+08.06 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning; thence leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 5.00 feet to a point; thence leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 49.80 feet to a point in the Southern R-O-W of an Alley; thence with the Southern R-O-W of Alley South 83 degrees 31 minutes 47 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being the

intersection of the Southerly R-O-W of Alley with the Present Westerly R-O-W of South 14th Street; thence with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 49.80 feet to the point of beginning. Said portion of land contains 249 square feet or 0.0057 acres, more or less.

BEING the same property conveyed to Bobby Seay, Audrey Townsend, and Ralph Emerton, Trustees of The Lords Friendly Mission, by Warranty Deed from Betty Sue Callis, dated 6/7/76 and recorded 6/11/76 in Book 5034, Page 251, in the Register's Office of Davidson County, Tennessee.

TRACT II - 508 S. 14th Street
Parcel: 083-13-0-271.00

Being the south 45 feet of Lot No. 107 on the Plan of Payne, Blakemore & Cummings Addition, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 107 fronts 45 feet on the westerly side of South 14th Street and runs back 159.5 feet on the south line and 160 feet, more or less, on the north line to an alley in the rear on which it measures 45 feet.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville & Davidson County, by Warranty Deed recorded 5/5/04 in Instrument No. 20040505-0051412, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southeast corner of property shown on Tax Map 083-13, as Parcel 271.00, said point being the Present Westerly R-O-W of South 14th Street, 19.39 feet left of Sta. 27+57.89 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning; thence leaving the Present R-O-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 47 seconds West, a distance of 5.00 feet to a point; thence leaving the Southern line of the above mentioned parcel, with the Proposed R-O-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 50.00 feet to a point being in the northern line of the above mentioned parcel; thence with the parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present Westerly R-O-W of South 14th Street; thence with the Present Westerly R-O-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 50.00 feet to the point of beginning. Said portion of land contains 250 square feet or 0.0057 acres, more or less.

BEING the same property conveyed to Joe A. Peach, Jr., Larry Lamb and Terry Griffin, Trustees of The Lord's Friendly Mission, by Warranty Deed from The 508 S 14th Street Trust, First Jordan, LLC, as Trustee, dated 3/18/11 and recorded 3/25/11 in Instrument No. 20110325-0023058, as corrected by Affidavit of Scrivener's Error recorded 8/12/11 in Instrument No. 20110812-0062381, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 506 & 508 S. 14th St., Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2014.

The Lord's Friendly Mission

By: Danny Barnhill Trustee
Danny Barnhill, Trustee

By: Larry Lamb Trustee
Larry Lamb, Trustee

By: Terry Griffin Trustee
Terry Griffin, Trustee

By: Joe Peach, Jr. Trustee
Joe Peach, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny Barnhill, Larry Lamb, Terry Griffin and Joe Peach, Jr. Trustees of The Lords Friendly Mission** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of October, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17