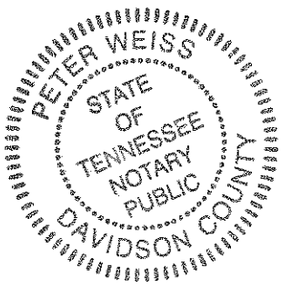
WARRANTY DEED



State of Tennessee)
County of Davidson)

14-11-005

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of December, 2014

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DENNIS L. WITZENBURG, AND CHARLOTTE E. WITZENBURG	"NEW OWNERS"	043-09-0
(NAME) 113 Cumberland Ave	(NAME)	087.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ABE'S GARDEN, A TENNESSEE NON-PROFIT CORPORATON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENNIS L. WITZENBURG, AND CHARLOTTE E. WITZENBURG**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land located in Madison, Davidson County, Tennessee being Lot Nos. 4, 5, 6, 7 and 8, Block D on the Plan of Woodlawn Estates, as of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee and described according to a ALTA/As-Build Survey, by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated November 9, 2011, as follows:

BEGINNING at the southwesterly corner of Lot 4;

1) Thence North 04 deg 36 min 09 sec West 165.00 feet to iron pin;
2) Thence North 86 deg 57 min 04 sec East 250.00 feet to an iron pin;
3) Thence South 04 deg 36 min 09 sec East 165.00 feet to an iron pin;
4) Thence South 86 deg 57 min 04 sec West 250.00 feet to the point of beginning.

BEING the same property conveyed to ABE'S GARDEN, A TENNESSEE NON-PROFIT CORPORATION, by Deed from ARC PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated November 30, 2011, of record in Instrument No. 20111201-0093426, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been paid and assumed by the Grantee(s) herein.***

Davidson County DEEDWARR
Recvd: 12/02/14 10:40 2 pgs
Fees:13.00 Taxes:1165.50
20141202-0110327

BEING unimproved ☐
Improved ☒ property known as: **113 Cumberland Ave, Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 1st day of December, 2014

ABE'S GARDEN,
A TENNESSEE NOT-FOR-PROFIT CORPORATION

By: _____
MICHAEL D. SHMERLING, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** the within named bargainor(s), and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the NON-PROFIT CORPORATION by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON