WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVR IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of Dec, 2014

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RONALD K. NEVIN DAVIDSON

BILL GARRETT, Davidson County
Trans:T20140094883 DEEDWARR
Recvd: 12/18/14 13:25 2 pgs
Fees:13.00 Taxes:259.00
20141218-0115964

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

(NAME/ADDRESS/PROPERTY OWNER)	(PROPERTY TAXES TO)	MAP-PARCEL
Eric Tinnin Berger	Eric Tinnin Berger	3-29
2535 Tinnin Road	2535 Tinnin Road	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Mary Jo Wiggins, Chief Financial Officer for United Way of Nashville, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Tinnin Berger HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND situate in the County of Davidson, State of Tennessee, and described as follows, to-wit:

BEGINNING at a point in the center line of Tinnin Road at the corner of Harry J Cooper's property; thence with the center line of said Road, West 200 feet to a point; thence along Cooper's line South 68 1/4° West, 217 feet to a point; thence South 38 1/2° East, 187 feet to a marker and a fence; thence South 70° East, 235.5 feet to the point of beginning, containing 1 acre, more or less.

BEING the same property conveyed to Wilma D. Taylor from W. Douglass Love, Trustee, by deed of record in Book 5766, page 115, dated July 6, 1981, said Register's Office. Wilma D. Taylor has since died and property is now vested in United Way of Nashville, pursuant to the Last Will and Testament of Wilma Dean Taylor, Propate Court of Nashville and Davidson County, Tennessee.

This is improved property known as 2535 Tinnin Road, Goodlettsville, TN 37072

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 16th day of December, 2014.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD

Mary Jo Wiggins,
Chief Financial Officer for United Way of Nashville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Ronald K. Nevin, a Notary Public of Davidson County, Tennessee, certify that Mary Jo Wiggins personally came before me this day and acknowledged that she is Chief Financial Officer of United Way of Nashville, and that she as Chief Financial Officer, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 16th day of December, 2014.

RONALD K. NEVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Date: 12-16-14 Ronald K Nevin
Notary Public

Ronald K Nevin
Notary's printed name

My commission expires: 11-6-17