File Box 8

BILL GARRETT, Davidson County
Trans:T20150013822 DEEDWARR
Recvd: 02/25/15 13:51 2 pgs
Fees:13.00 Taxes:647.50
20150225-0016240

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 23rd day of February, 2015, by and between Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit Corporation, party of the first part, and Cameron Martinez, 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:

Land in Davidson County, Tennessee, being Lot No. 56 in the Subdivision of Tract 49 on the resubdivision of part of the West Nashville Annex, as of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 56 fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167.5 feet to an alley.

Being all or part of the same property conveyed to Woodbine Community Organization by virtue of that certain Quit Claim Deed dated December 4, 1998, at Book 11249, Page 66 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Woodbine Community Organization (WCO), Inc.,
Catherine L Dodd, Executive Director

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Memorie White, a Notary Public of said County and State, personally appeared Catherine L. Dodd , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of WOODBINE COMMUNITY ORGANIZATION (WCO), Inc., a Tennessee nonprofit, the within named bargainor, a Tennessee corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director .

Witness my hand and seal, at Office, in Nashville, Tennessee this 23rd day of February, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Cameron Martinez

634 Annex Avenue, Nashville, TN 37209

Tax Parcel No 09008006500

Property Address: 634 Annex Avenue
Nashville, TN 37209

MAIL TAX
BILLS TO: US Bank, N.A.
4801 Frederica St.
Owensboro, KY 42301

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 $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rachel Farr
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of February, 2015.

Diane K. Mann
Notary Public.

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017