BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014428 DEEDWARR
Recvd: 02/27/15 10:53 3 pgs
Fees:18.00 Taxes:564.25
20150227-0017012

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Prison Outreach Ministry, Inc.	New Owner	
(NAME)	(NAME)	105-07 373.00
136 Rains Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHRISTOPHER L. COMBS, SR. AND WIFE, SHERRY D. COMBS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE PRISON OUTREACH MINISTRY, INC., A TENNESSEE NON PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes.

unimproved
This is improved X property, known as 138 Rains Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 26th day of February, 2015.

CHRISTOPHER L. COMBS, SR.

SHERRY D. COMBS

STATE OF TENNESSEE
COUNTY OF TN COUNTIES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Combs, Sr. and Sherry D. Combs, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of February, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

BEING A CERTAIN PARCEL OF LAND LYING IN THE SEVENTEENTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 21, 2015, AND PREPARED BY KEVIN L. BIRDBEING A CERTAIN PARCEL OF LAND LYING IN THE SEVENTEENTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 21, 2015, AND PREPARED BY KEVIN L. BIRDWELL, R.L.S. NO. 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206 AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MALLORY STREET AND RAINS AVENUE; THENCE, SOUTH 04 DEGREES 07 MINUTES 30 SECONDS EAST, 114.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES" IN THE EASTERLY RIGHT-OF WAY OF RAINS AVENUE AT THE SOUTHWEST CORNER OF THE HILLSBORO CHURCH OF CHRIST PROPERTY OF RECORD IN DEED BOOK 6494, PAGE 699, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.), AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED PROPERTY, THE POINT OF BEGINNING, AND PROCEEDING AS FOLLOWS;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY OF RAINS AVENUE WITH THE SOUTHERLY LINE OF SAID TRUSTEES, HILLSBORO CHURCH OF CHRIST PROPERTY, SOUTH 82 DEGREES 48 MINUTES 24 SECONDS EAST, 150.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES" AT THE NORTHWEST CORNER OF THE ALBERT G. MORGAN, JR. PROPERTY OF RECORD IN INSTRUMENT NUMBER 20080905-0091293 R.O.D.C.T., ALSO BEING THE NORTHEAST CORNER OF LOT 18, PLAN OF RAINS HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 2663, PAGE 85, R.O.D.C.T.;

THENCE, WITH THE WESTERLY LINE OF SAID MORGAN PROPERTY AND SAID LOT 18, SOUTH 08 DEGREES 20 MINUTES 04 SECONDS WEST, 50.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES AT THE NORTHEAST CORNER OF THE NATHANIEL HATCHER, SR. PROPERTY OF RECORD IN DEED BOOK 11023, PAGE 187, R.O.D.C.T.;

THENCE, WITH THE NORTHERLY LINE OF SAID HATCHER PROPERTY, NORTH 82 DEGREES 48 MINUTES 40 SECONDS WEST, 150.15 FEET TO AN IRON ROD (NEW) CAP STAMPED "RAGAN-SMITH & ASSOCIATES" IN THE EASTERLY RIGHT-OF-WAY LINE OF RAINS AVENUE;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY OF RAINS AVENUE, NORTH 08 DEGREES 30 MINUTES 24 SECONDS EAST, 50.01 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 7,503 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER L. COMBS, SR. AND WIFE, SHERRY D. COMBS FROM JAMES R. TROLLINGER, A ONE-HALF UNDIVIDED INTEREST AND DAVID CARTER AND WIFE POLLY ANN CARTER, A ONE-HALF UNDIVIDED INTEREST BY WARRANTY DEED OF RECORD IN BOOK 8314, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.