BILL GARRETT, Davidson County
Trans:T20150031673 DEEDWARR
Recvd: 04/27/15 11:20 3 pgs
Fees:18.00 Taxes:721.50
20150427-0037406

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2015.

Notary Public

My commission expires: 09-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Habitat for Humanity of Greater Nashville	**Habitat for Humanity of Greater Nashville**	**150-06-0A-900.00-CO**
2848 Louise Russell Drive	**2848 Louise Russell Drive**	
Antioch, TN 37013	**Antioch, TN 37013**	

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, WE,

Umbrella Investment Corporation, a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Habitat for Humanity of Greater Nashville,

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:

Land situated in the 29th Council District of Davidson County, in the city of Antioch, Tennessee, being a portion of the lands conveyed to Umbrella Investment Corporation, a Tennessee Corporation, by Warranty Deed from The Parks at Priest Lake, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20070102-0000292, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN) and being more particularly described as follows:

Commencing at the approximate centerline intersection of Anderson Road and Woodymore Drive, thence in a westerly direction, an approximate distance of 625 feet to a point in the southerly margin of Woodymore Drive, said point being a common corner with the north westerly corner of Woodymore Heights, of record in Book 6900, Page 356, R.O.D.C.,TN, and the point of beginning for the herein described land;

Thence leaving said margin and with the line of Woodymore Heights, S 08°19'52" W, a distance of 132.76 feet to a point;

Thence leaving the line of Woodymore Heights and with the remaing lands conveyed to Umbrella Investment Corporation, N 50°13'13" W, a distance of 116.29 feet to a point;

Thence N 41°07'54" W, a distance of 96.43 feet to a point;

Thence N 46°08'22" E, a distance of 71.69 feet to a point;

Thence, with a non-tangential curve turning to the right with an arc length of 55.30 feet, with a radius of 226.00 feet, with a chord bearing of N 36°51'04" W, with a chord length of 55.16 feet to a point;

Thence S 60°09'30" W, a distance of 73.45 feet to a point;

Thence N 36°04'54" W, a distance of 46.08 feet to a point;

Thence N 40°13'36" W, a distance of 64.77 feet to a point;

Thence N 36°17'53" W, a distance of 42.78 feet to a point;

Thence N 16°51'26" W, a distance of 69.84 feet to a point;

Thence N 08°19'52" E, a distance of 237.38 feet to a point;

Thence N 85°49'25" E, a distance of 114.21 feet to a point;

Thence, with a non-tangential curve turning to the right with an arc length of 67.51 feet, with a radius of 63.00 feet, with a chord bearing of N 26°31'21" E, with a chord length of 64.33 feet to a point;

Thence N 32°46'43" W, a distance of 163.23 feet to a point on the southerly line of Lot 110 of the Revised Section Two of Harbor Gate, of record in Book 6250, Page 33, R.O.D.C.,TN;

Thence with the line of Harbor Gate, S 79°41'11" E a distance of 338.29 feet to a point on the westerly line of Lot 18 B of Justin Towne, Section Two, of record in Book 5200, Page 665, R.O.D.C.,TN;

Thence with the line of Justin Town, S 01°56'54" W a distance of 95.01 feet to a point;

Thence S 10°04'31" W, a distance of 53.19 feet to a point;

Thence S 16°26'06" W, a distance of 37.47 feet to a point, said point being the southwesterly corner of Justin Towne, Section 2, a Zone Lot Division of Lots 15, 17 & 20, of record in Book 5200, Page 619, R.O.D.C., TN and the north westerly corner of Woodymore Heights, Section Two, Zone Lot Division of Lots 18-20, of record in Book 6900, Page 203, R.O.D.C., TN;

Thence with line of Woodymore Heights Section Two, of record in Book 6900, Page 364, , R.O.D.C.,TN and Book 8250, Page 665, S 08°19'52" W, a distance of 413.91 feet to the northerly margin of Woodymore Drive;

Thence, S 08°19'52" W a distance of 46.06 feet to the point of beginning, having an area of 212,822.39 square feet or 4.886 acres of land. The herein described land is based upon work conducted by Dale and Associates in 2015, under the licensed supervision of Steven C. Matthews, a Registered Land Surveyor in the State of Tennessee, license number 2352.

Being a portion of the same property conveyed to Umbrella Investment Corporation, a Tennessee corporation, by deed from The Parks at Priest Lake, LLC, a Tennessee limited liability company, of record in Instrument No. 20070102-0000292, dated December 29, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR 2015 AND YEARS PRIOR AND SUBSEQUENT, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (____) Unimproved (__X__) property known as **2848 Louise Russell Drive, Antioch, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 8th day of April, 2015.

Umbrella Investment Corporation, a Tennessee corporation

By: Justin Cutler, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Justin Cutler, 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 Umbrella Investment Corporation, a Tennessee corporation, the within named bargainor, a corporation, 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 corporation by the said Justin Cutler as President of Umbrella Investment Corporation.

Witness my hand, at office, this **24th** day of **April, 2015.**

Notary Public

My Commission Expires: 03-23-2019

