Davidson County	DEEDWARR
Recvd: 06/03/15 07:52	2 pgs
Fees:13.00 Taxes:320.05	
20150603-0051457	

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of May, 2015, by and between Be A Helping Hand Foundation, , party of the first part, and William J Anderson, , 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:

A certain tract or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of South 6th Street at the southeast corner of a 100 foot lot conveyed to W.G. Gregory by deed of record in Book 898, Page 596, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's south line westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 50 feet; thence easterly parallel to the first line, 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

Being all or part of the same property conveyed to Be A Helping Hand Foundation by virtue of that certain Warranty Deed dated February 27, 2009, at Instrument No. 20090304-0019129 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 heirs and assigns forever; and I 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 I 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 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.

Be A Helping Hand Foundation By: Mark Wright, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Mark Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of **Be A Helping Hand Foundation** the within named bargainer, and that he as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Executive Director.

WITNESS my hand and official seal at office this 29th day of May, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: William J Anderson
30 Burton Hills Blvd, Ste 175
Nashville, TN 37215

Tax Parcel No 09308002100

Property Address: 822 S 6th Street
Nashville, TN 37206

MAIL TAX BILLS TO: Owner at owners address

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 $86,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN ~~TO~~ before me this 29th day of May, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sartin, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sartin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY