This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20150073549 DEEDWARR
Recvd: 08/31/15 09:03 4 pgs
Fees:23.00 Taxes:2405.00

20150831-0087749

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles Hardcastle,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Harvest Hands Community Development Corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

See attached for a more complete and accurate legal description of said property.

Map 93-12 parcels 75 & 79

This property is known as 155-163 Old Hermitage Avenue, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 14 day of August, 2015.

Charles Hardcastle -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Hardcastle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of August, 2015.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Harvest Hands Community Development Corporation	New Owner
135-163 Old Hermitage Av	
Nashville Tn 37210	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $650,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 17th day of August, 2015.

Affiant, EXECUTIVE DIRECTOR

(Seal)

Helen Renee Madden
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public

My commission expires:
1/8/2019

Commitment Number: WWD-2921S HARDCASTLE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

TRACT I;

Land in Davidson County, Tennessee, being Lot No. 51, in Maury & Claiborne's Addition to Nashville as of record in Book 21, pages 84 and 85, Register's Office for said County. Beginning at the northwest corner of Claiborne and Fillmore Strets, running thence west along said Fillmore Street, now Hermitage Avenue, thirty-five (35) feet and from that point running back between parallel lines, one hundred and sixty-five (165) feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plat of Maury & Claiborne's Addition to Nashville as of recored in Book 21, pages 84 and 85, Register's Office for said County. Said Lot No. 52 fronts 35 feet on the southerly side of Hermitage Avenue and extends back between lines 165 feet to an alley.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Maury & Claiborne's Addition to Nashville, fronts 35 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike, and runs 165 feet, more or less, to an alley, and shows 35 feet on said alley.

TRACT IV:

Land in Davidson County, Tennessee, being more described as follows:

Being Lots 54, 55, 56 and part of Lots 57 and 58 on the Map of Maury & Claiborne's Addition as of record in Book 21, pages 84 and 85, Register'sOffice for said County and being described as follows: Beginning at a point in the southerly margin of Hermitage Avenue at the common corner of Lots 53 and 54; thence with the line between said lots, southerly 150 feet, more or less, to an alley; thence with the margin of said alley, westerly 175 feet to a corner of Lots 58 and 59; thence with the line between said lots, northerly 170 feet, more or less, to the southerly margin of Hermitage Avenue or Lebanon Pike, as widened by Ordinance No. 1528 of the Ordinances of the City of Nashville; thence with the same, northeasterly 49.15 feet to a point, the original margin of Hermitage Avenue; thence with the same, southeasterly 134 feet to the point of beginning.

Included in the above but excluded therefrom is that portion thereof described in the deed of record in Book 2994, page 621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Hardcastle by deed dated August 2, 2012 from H & G Realty, LLC, a Tennessee Limited Liability Company and Charles Hardcastle of record in Instrument 201208060069637, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 93-12-75 and 93-12-79