Davidson County DEEDWARR
Recvd: 01/19/16 13:54 3 pgs
Fees:18.00 Taxes:111.00
20160119-0005197

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 15th day of January, 2016, by and between REGENCY CONSTRUCTION LTD., INC, a Tennessee Corporation, party of the first part, and Be A Helping Hand Foundation, a Tennessee Non-Profit Corporation, 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:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of final Plat of W.E. Scott Subdivision Phase I Lowes Lane & Old Dickerson Pike appearing as Instrument No. 20000615005990 6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Phase 2 of the W.E. Scott Subdivision, Lowes Lane and Old Dickerson Pike appearing as INstrument No. 20000615005990 6, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Tommy E. Walker, R.L.S. #1465, dated January 14, 2000, as follows:

Beginning at a concrete monument at the intersection of the easterly right-of-way of Birdwell Drive and the northerly right-of-way of Lowes Lane; thence with the easterly right-of-way of Birdwell Drive, North 01 deg. 50 min. 44 sec. east, 296.20 feet to an iron pin in the southerly margin of the Fritz Schubert property of record in Book 7000, Page 641, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Fritz Schubert property, south 89 deg. 33 min. 29 sec. east, 440.30 feet to an iron pin, said iron pin being the northwest corner of Lot 2 of the said W.E. Scott Subdivision; thence with the westerly margins of Lot 2 and Lot 1 of the W.E. Scott Subdivision, south 00 deg. 59 min. 42 sec. west 300.42 feet to an iron pin in the northerly margin of Lowes Lane; thence with the northerly margin of Lowes Lane, north 89 deg. 00 min. 18 sec. west, 444.68 feet to the point of beginning.

Being all or part of the same property conveyed to Regency Construction Ltd., Inc., by virtue of that certain Warranty Deed dated July 21, 2000, at Instrument No. 20000726-0073827 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), their 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 2016 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), their 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.

Melody Stromatt President

Regency Construction Ltd., Inc.
By: Melody Stromatt, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Melody Stromatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Regency Construction Ltd., Inc. the within named bargainer, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as President.

WITNESS my hand and official seal at office this 15th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Be A Helping Hand Foundation

827 W McKennie Ave
Nashville, TN 38208

Tax Parcel No 033 00 0 055.00

Property Address: 0 Old Dickerson Pike
Goodlettsville, TN 37072

MAIL TAX BILLS TO: **Be A Helping Hand Foundation**

827 W McKennie Ave
Nashville, TN 38208

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 $30,000.00 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 15th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY