BILL GARRETT, Davidson County
Trans:T20160051449 DEEDWARR
Recvd: 06/17/16 10:01 2 pgs
Fees:13.00 Taxes:1050.80
20160617-0061531

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $284,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2016. Notary Public My commission expires: 3-6-18
(Notary Stamp) JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Welcome Home Ministries, Inc.	**New Owner**	**Map/Parcel: 060-16-0-269.00**
1325 General McArthur Drive		
Brentwood, TN 37027-6600		

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 ACKNOWLEDGE, WE,

Nia M. Foderingham, a married woman

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

Welcome Home Ministries, Inc., a Tennessee corporation

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 in Davidson County, Tennessee, being Lot No. 1, Re-Sub of Part of Lots 3 & 4, Section 1, on the Plan of Joywood Heights, Section 3 Revised of record in Plat Book 6050, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Nia M. Foderingham, by Special Warranty Deed, from Morningstar Investment Group, LLC and Benjamin L. Waller, dated December 17, 2009, of record in Instrument No. 20091221-0115851, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6050, Page 11, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2639, Page 142, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2725 Jones Avenue, Nashville, TN 37207.

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 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.

Witness my/our hand(s) this 15th day of June, 2016.

X _____
Nia M. Foderingham

*Charlton Shackleton, spouse of Nia M. Foderingham, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

X _____
Charlton Shackleton

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me, a Notary Public of said County and State, Nia M. Foderingham and Charlton Shackleton, wife and husband, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th day of June, 2016.~~ 14th day of June 2016

_____
Notary Public

My Commission Expires: 6.24.2021

MARGARET MERRILL
Notary Public - Maine
My Commission Expires
June 24, 2021

MARGARET MERRILL NOTARY PUBLIC STATE OF MAINE EXPIRES JUNE 24, 2021

File #: 160244JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027