BILL GARRETT, Davidson County
Trans:T20160090690 DEEDWARR
Recvd: 10/14/16 09:30 2 pgs
Fees:13.00 Taxes:499.50
20161014-0108742

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 11th day of October, 2016, by and between Be A Helping Hand Foundation, a Tennessee Not For Profit Corporation, party of the first part, and Tynisha Eunique McClain, unmarried, 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:

Being Lot Number 1 as shown on the Plat for Phase 1 of The Woods of Monticello, of record in Instrument Number 20091216-0114519, REgister's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Be a Helping Hand Foundation by virtue of that certain Quit Claim Deed dated October 22, 2015, at Instrument No. 20151029-0110255 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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Mark Wright, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, 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 bargainor, a Tennessee nonprofit corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand and official seal at office this 11th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Tynisha Eunique McClain
	430 Monticello St, Nashville, TN 37207
Tax Parcel No	071010A00100CO
Property Address:	430 Monticello St. Nashville, TN 37207
MAIL TAX BILLS TO:	owner at property 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 $135,000.00 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 11th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY