BILL GARRETT, Davidson County
Trans:T20160097920 DEEDWARR
Recvd: 11/04/16 12:16 2 pgs
Fees:13.00 Taxes:334.85
20161104-0117042

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Estate of Booker T. Akins

TO: Tennessee State University Foundation
3500 John A Merritt Blvd.
Campus Box 9542
Nashville, TN 37209
SEND TAX BILLS TO: SAME

MAP & PARCEL:
092-01-0-992.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Estate of Booker T. Akins, by Clara Akins Edwards, Executrix, Grantor herein; has bargained and sold and by these presents does convey unto Tennessee State University Foundation, a Tennessee non-profit corporation, Grantee herein, its successors and assigns, the following described property:

BEING LOT NO. 19 on the Map of George I. Waddey's State Normal Subdivision, not of record, described as follows:

BEGINNING at a point in the easterly margin of 38th Avenue, North 350 feet of the northeast corner of said Avenue, and Centennial Boulevard, being the common corner of Lots Nos. 19 and 20; thence easterly along the lines between said lots, 170 feet to an alley; thence northerly along the westerly margin of an alley, 50 feet to the corner of Lots 18 and 19; thence with the line between said lots, westwardly 170 feet to the easterly margin of 38th Avenue, North; thence with the margin of said Avenue, southerly 50 feet to the beginning.

BEING the same property conveyed to Booker T. Akins from Clara Akins Edwards by Quitclaim Deed dated December 24, 2001 and recorded December 26, 2001 of record at 20011226-0141643, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. The Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the property is unencumbered except as shown of record. The Grantor does further covenant and bind itself and its representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand, this the 27th day of October, 2016.

Clara Edwards, Executrix
Estate of Booker T. Akins
Clara Edwards, Executrix

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Clara Edwards, Executrix, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 27th day of October, 2016.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $90,500.00.

Affiant

SWORN to and subscribed before me,
this the 28th day of October, 2016.

NOTARY PUBLIC

My commission expires: 9-29-20

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.