28428-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 505,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of January, 2017. Notary Public My commission expires: March 6, 2018 (AFFIX SEAL)

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Nashville Food Project, Inc.	New Owner	**Map 091-02-0 Parcel 244.00** **Map 091-02-0 Parcel 241.00** **Map 091-02 Parcel 242.00**
1508 60th Avenue North		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank Bessire, also known as Frank E. Bessire, and Maurice E. Bessire, also known as Maurice Edward Bessire

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

The Nashville Food Project, Inc., a Tennessee non-profit 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:

TRACT I (known as 1508 60th Avenue North):
Land in Davidson County, Tennessee, being Lot No. 2 of Block 18 on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, which plan shows the location of the streets, but does not show Block 18, according to an unrecorded plan of Block 18, said Lot No. 2 described as follows:

Beginning at the intersection of 58th Avenue North, formerly 17th Street, and 60th Avenue North, formerly 19th Street, running thence with the westerly margin of 58th Avenue North, southerly 93 feet to the northerly margin of an alley, thence with the northerly margin of said alley, westerly 46.8 feet to the easterly margin of 60th Avenue North, thence with the easterly margin of said Avenue, northerly 73.8 feet to the beginning, and part of an alley that was closed by the Metropolitan Government of Nashville and Davidson County, Bill No. 089-804, dated March 3, 1989, and part of the street that was closed by the Metropolitan Government of

BILL GARRETT, Davidson County
Trans:T20170007623 DEEDWARR
Recvd: 01/26/17 11:37 4 pgs
Fees:23.00 Taxes:1868.50
20170126-0008573

Nashville and Davidson County, Tennessee, abandoning a portion of 58th Avenue North by Ordinance No. BL2008-261, dated March 21, 2008.

Being the same property conveyed to Frank Bessire and wife, Joan Bessire, by Deed dated March 28, 1986 from First American National Bank of Nashville, of record in Book 6816, Page 64, Register's Office for Davidson County, Tennessee. The said Joan H. Bessire, married having quitclaimed to Maurice E. Bessire, by Quitclaim Deed of record in Instrument No. 20150727-0073880, said Register's Office.

TRACT II (known as 5904 California Avenue)

Land in Davidson County, Tennessee, being Lot No. 5 of Block 18 on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, which plan shows the location of the streets, but does not show Block 18, according to an unrecorded plan of Block 18, said Lot No. 5 described as follows:

Said Lot No. 5 fronts 50 feet on the North side of California Avenue, and extends back northwardly, between parallel lines, and with the east margin of 19th Street, now Sixtieth Avenue North, 150 feet to an alley 25 feet wide, and measures 50 feet on said alley, and part of the alley that was closed by the Metropolitan Government of Nashville and Davidson County, Bill No. 089-804.

Being the same property conveyed to Frank Bessire, et ux, by Deed dated May 3, 1985 from Violitt Mishler, an unmarried woman, of record in Book 6548, Page 921, Register's Office for Davidson County, Tennessee. The said Joan H. Bessire, married, having quitclaimed to Maurice E. Bessire, by Quitclaim Deed dated July 3, 2015, of record in Instrument No. 20150727-0073881, said Register's Office.

TRACT III (known as 5902 California Avenue)

Land in Davidson County, Tennessee, being Lot No. 3 of Block 18 on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, which plan shows the location of the streets, but does not show Block 18, according to an unrecorded plan of Block 18, to which plat reference is hereby made for a more particular description of said property, and part of the alley that was closed by The Metropolitan Government of Nashville and Davidson County, Bill No. 089-804, dated March 31, 1989, and part of the street that was closed by The Metropolitan Government of Nashville and Davidson County abandoning a portion of 58th Avenue North right-of-way by Ordinance No. BL2008-261, dated May 21, 2008.

Being the same property conveyed to Sandy Denise Bessire, by Deed dated October 1, 2001 from Susan Allie Bessire McDowell, of record in Instrument No. 20011004-0108300, Register's Office for Davidson County, Tennessee. The said Sandy Denise Bessire having quitclaimed to Frank E. Bessire and Maurice Edward Bessire, by Quitclaim Deed of record in Instrument No. 20011029-0117646, said Register's Office.

This instrument is being executed on behalf of Frank E. Bessire, pursuant to a Power of Attorney executed by same on the 28th day of December, 2009, of record in Instrument No. 20150602-0050814, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantors or the Grantors' spouses.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (__X__) property, known as 1508 60th Avenue North, Nashville, Tennessee 37209
5904 California Avenue, Nashville, Tennessee 37209
5902 California Avenue, Nashville, Tennessee 37209

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 **23rd** day of **January, 2017.**

Frank Bessire aka Frank E Bessire by Maurice Eddie Bessire, Attorney-in-fact

Frank Bessire aka Frank E. Bessire, by Maurice Eddie Bessire, Attorney-in-Fact

Joan Bessire

Joan Bessire

Maurice Bessire aka Maurice E Bessire

Maurice Bessire aka Maurice E. Bessire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maurice Bessire aka Maurice E. Bessire,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6. 2018

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Bessire,** the within named seller, 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 and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6. 2018

My Commission Expires: March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Maurice E. Bessire (aka Maurice Eddie Bessire)**, 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 Attorney-in-Fact for **Frank E. Bessire**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Frank E. Bessire**, for the purpose therein contained, by signing the name of **Frank E. Bessire**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **January, 2017.**

Notary Public

My Commission Expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018