WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim H. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8693 STINSON HUD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Phillip M. Stinson	New Owner	PART OF 07115031100
1205 Joseph Ave		
Nashville, TN 37207		

FOR AND 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,

THE ICM FOUNDATION, INC., A TENNESSEE NOT-FOR-PROFIT CORPORATION

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

PHILLIP M. STINSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1205 Joseph Ave, 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 GRANTEE(S), their heirs and/or 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, 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 GRANTEE(S), their heirs and/or 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 its hand on the 13th day of February, 2017.

BILL GARRETT, Davidson County
Trans:T20170013449 DEEDWARR
Recvd: 02/14/17 10:47 2 pgs
Fees:13.00 Taxes:555.00
20170214-0015284

The ICM Foundation, Inc., a Tennessee not-for-profit corporation

BY: _____
Kenny Purvis, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Kenny Purvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of THE ICM FOUNDATION, INC., the within named barganor, A TENNESSEE NOT-FOR-PROFIT CORPORATION,, and that Kenny Purvis, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said CORPORATION for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of February, 2017.

Notary Public Catherine M Neves

My Commission Expires: Nov. 06, 2017

CATHERINE M NEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2017

16-8693 STINSON HUD

EXHIBIT A - LEGAL DESCRIPTION

Parcel III: [1205 Joseph Avenue]

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Sharpe & Horn's 2nd Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 104 fronts 50 feet on the Easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

Being a portion of the same property conveyed to The ICM Foundation, Inc., a Tennessee not-for-profit corporation by Quitclaim Deed from Harpeth Hills Church of Christ, Inc., a Tennessee not-for-profit corporation, recorded on the 29th day of April, 2003 in Instrument No. 20030429-0057411, as corrected in Instrument No. 20150730-0075388, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 53, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.