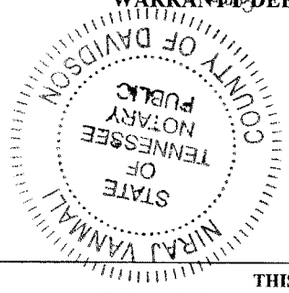
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF February, 2016. 27

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Woodbine Community Org., Inc	Same	08110013500
(NAME)	(NAME)	
2521 Delk Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Port Royal, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodbine Community Organization (WCO), Inc., 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. 64 ON THE PLAN OF COBBS SUBDIVISION OF LOT NO. 6 OF SUBDIVISION OF HARDINGS BOSLEY TRACT, AS OF RECORD IN PLAT BOOK 161, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN WHICH PLAN REFERENCE IS MADE FORA MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PORT ROYAL, LLC, BY QUITCLAIM DEED FROM KRISTAL M. JACKSON, A/K/A KRISTAL A. KING, DATED JUNE 14, 2016, OF RECORD IN INSTRUMENT NO. 20160614-0060370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KRISTAL M. JACKSON BY WARRANTY DEED OF NASHVILLE AREA HABITAT FOR HUMAITY, INC., OF RECORD AS INSTRUMENT NUMBER 20040428-0048340, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 2521 DELK AVE., NASHVILLE, TENNESSEE 37208.

Davidson County DEEDWARR
Recvd: 02/27/17 10:52 3 pgs
Fees:18.00 Taxes:444.00
20170227-0019209

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	2521 Delk Ave.	Nashville	TN	37208	
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)	

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, their heirs and assigns forever; and we do covenant with 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 our hands 02/17/17.

Port Royal, LLC

STATE OF TN
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brian Gaimons, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Port Royal, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Port Royal, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Springfield, Tennessee, this 17 day of Feb, 2017.

Notary Public
My Commission Expires: 10.29.18

John R. Stewart
State of Tennessee Notary Public
Robertson County

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON