This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/11/17 12:46 2 pgs
Fees:13.00 Taxes:10.36
20170511-0046928

WARRANTY DEED

THIS INDENTURE made and entered into this 11 th day of May, 2017, by and between The Housing Fund, Inc., a Tennessee not-for-profit corporation, party of the first part, and Dawkins Contracting, LLC, A Tennessee Limited Liability Company, 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 No. 32, 33 and 34 on the J. B. Haynie's Cleveland Plan of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for am ore complete description.

Being all or part of the same property conveyed to Being a portion of property conveyed to The Housing Fund, Inc. by virtue of that certain Trustee Deed dated August 20, 2009, and being of record at Instrument No. 20090820-0078518 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 at Plat Book 161, Page 35 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.

Joan Davis

The Housing Fund, Inc.
By: Joan Davis, Interim CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Joan Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Interim CEO of The Housing Fund, Inc., the within named bargainor, a Tennessee not-for-profit corporation, and that she as such Interim CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by herself as Interim CEO.

WITNESS my hand and official seal at office this 11 th day of May, 2017.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Dawkins Contracting, LLC 815 Old Dickerson Road, Goodlettsville, TN 37072
Tax Parcel No	05916004500 , 05916004400, and 05916004300
Property Address:	2520, 2522, and 2524 Grover St Nashville, TN 37207
MAIL TAX BILLS TO:	owner at owner's 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 $2,800.00 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 11 th day of May, 2017.

Notary Public

My Commission Expires: 7.30.17

Certificate of Authenticity

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019