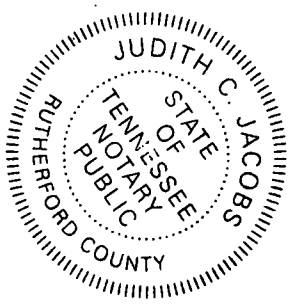
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Omni Community Services, Inc.	Omni Community Services, Inc.	75-04-0/091.00
(NAME)	(NAME)	
301 S. Perimeter Park Drive, Suite 210	301 S. Perimeter Park Drive, Suite 210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170040976 DEEDWARR
Recvd: 05/15/17 09:38 2 pgs
Fees: 13.00 Taxes: 887.63
20170515-0047731

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Henry Stepp, unmarried, and Carolyn Lawrence, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Omni Community Services, Inc., a 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:

Land in Davidson County, Tennessee, being Lot No. 325, Plan of Section Five, Tulip Grove, of record in book 4175, page 71, Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Stepp, widow and Carolyn Lawrence, married, as tenants in common with right of survivorship dated August 15, 2016 and filed for record August 17, 2016 as Instrument No. 20160817-0085738 in the Register's Office for Davidson County, Tennessee.
This is investment property and has never been the residence of Henry Stepp or Carolyn Lawrence.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to Restrictive Covenants of record in Book 4349, page 112 and book 4367, page 936, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 4175, page 71, Register's Office for Davidson county, Tennessee.

unimproved ☐

This is improved ☑ property, known as 501 Frankfort Dr., Hermitage, TN 37076
(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 my/our hands this 12th day of May, 2017.

Henry Stepp

Carolyn Lawrence

State of Tennessee
County of Davidson

Personally appeared before me Henry Stepp and Carolyn Lawrence, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-30-20

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 201705001