DMZLTO

This instrument prepared ~~by & return to~~: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of June, 2017, by and between Be A Helping Hand Foundation, a Tennessee Not For Profit Corporation, party of the first part, and Trevor Johnston and Gretchen Johnston, husband and wife, 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. 168, Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which you are referred to for a more complete legal description.

Being all or part of the same property conveyed to Be a Helping Hand Foundation by virtue of that certain Special Warranty Deed dated July 20, 2011, and being of record at Instrument No. 20110819-0064248 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 restrictionss at Plat Book 4460, Page 22 and Instrument No. 20110819-0064247 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.

Mark Wright, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Mark Wright, 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 Executive Director of **Be A Helping Hand Foundation**, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand and official seal at office this 22nd day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170054007 DEEDWARR
Recvd: 06/23/17 12:35 2 pgs
Fees:13.00 Taxes:811.78
20170623-0063466

Property Owner & Address: Trevor Johnston and Gretchen Johnston

Tax Parcel No 05905016800

Property Address: 4162 Bobwhite Dr
Nashville, TN 37218

MAIL TAX BILLS TO: Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

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 $219,400.00 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 22nd day of June, 2017.

Notary Public

My Commission Expires: 9/29/2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY