BILL GARRETT, Davidson County
Trans:T20170058100 DEEDWARR
Recvd: 07/07/17 11:54 2 pgs
Fees:13.00 Taxes:296.00
20170707-0068456

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

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of July, 2017, by and between Be A Helping Hand Foundation, a Tennessee Not For Profit Corporation, party of the first part, and Mark A Wright and Belinda R Wright, a married couple, 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:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of the Subdivision of Blocks 21 and 30 in Owens Buena Vista Lots, of record in Book 57, Page 26, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the westerly side of 14th Ave North, formerly Nance Street, and runs back between parallel lines 148 feet to an alley.

Being all or part of the same property conveyed to Grantor by virtue of that certain Warranty Deed dated August 28, 2015, and being of record at Instrument No. 20150901-0088628 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 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.

Be A Helping Hand Foundation
Charles Tydus (Chairman)
Be A Helping Hand Foundation
Charles Tydus, Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDON

Before me, a Notary Public of said County and State, personally appeared Charles Tydus with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himselfto be Chairman of Be A Helping Hand Foundation the within named bargainer, and that he as such Chairman, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Chairman.

WITNESS my hand and official seal at office this 5th day of July, 2017.

Notary Public

My Commission Expires: _____

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

Property Owner & Address:	Mark A Wright and Belinda R Wright 1306 10th Ave N Nashville, TN 37208
Tax Parcel No	08103011800
Property Address:	2127 14th Ave N Nashville, TN 37208
MAIL TAX BILLS TO:	Owners 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 $80,000.00 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 5th day of July, 2017.

Notary Public

My Commission Expires:_____

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