Bill Garrett Davidson County
Batch# 5560 DEEDWARR
09/28/2017 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20170928-0099298

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 27th day of September, 2017, by and between New Level Community Development Corporation, a Tennessee NonProfit Corporation, party of the first part, and Seth Penn, unmarried, 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 part of Lot No. 402, in the McGavock Wetmore and others second addition to Nashville called the "Town of McGavock," as described according to a survey by C.K. McLemore, April, 1974, as follows:

Beginning at a stake in the easterly margin of Eighteenth Avenue North (formerly Salem Street and shown as Line Street on said plat) at a point approximately 50 feet north of the southwest corner of said lot No. 402, and the northwest corner of lot No. 403, in said addition , and running thence in a northerly direction, with said margin of Eighteenth Avenue North, 52.6 feet to a stake, in the northwest corner of lot No. 402, and the southwest corner of lot No. 401, in said addition, thence in an easterly direction with the southerly line of said lot No. 401, 185:6 feet more or less to a stake in the westerly margin of alley; thence in a southerly direction with the westerly margin of said alley 50 feet, more or less, to an end post in fence or a point in line with said post; thence in a westerly direction parallel with the southerly line of said lot No. 402, and the northerly line of lot No. 403 in said addition, 199.75 feet more or less to the point of beginning.

Being all or part of the same property conveyed to New Level Community Development Corporation by virtue of that certain Quit Claim Deed dated August 11, 2016, and being of record at Instrument No. 20160811-0083776 and Deed of Correction dated November 7, 2016 at Instrument No. 20161107-0117768 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 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.

Kay Bowers, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared **Kay Bowers**, 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 Executive Director of **New Level Community Development Corporation**, the within named bargainor, a Tennessee nonprofit corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and official seal at office this 27th day of September, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-5-2021

Property Owner & Address: Seth Penn

1632 Dr. DB Todd Jr Blvd, Nashville, TN 37208

Tax Parcel No 08111018900

Property Address: 1632 Dr D B Todd Jr Blvd
Nashville, TN 37208

MAIL TAX BILLS TO: owner at property 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 $289,000.00 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 27th day of September, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Certificate of Authenticity

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.

Ashlee D Page

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

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