THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-8931-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2018 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marticha Ivory	Pinnacle Bank	
3173 Lauren Evelyn Way	150 3rd Ave S # 900	050-11-0A-110.00-CO
Nashville, TN 37207	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marticha Ivory, a single woman**

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. 110 on the Plan of Final Plat of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669 through Instrument No. 20080211-0013671, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laquinta Pointer, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20091029-0099909, Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on October 29, 2009.

Being the same property conveyed to Habitat for Humanity of Greater Nashville, a Tennessee nonprofit corporation by General Warranty Deed from Laquinta Pointer, an individual of record in Instrument No. 20170918-0095249, Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 18, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3173 Lauren Evelyn Way, Nashville, TN 37207.**

Bill Garrett Davidson County
Batch# 52018 DEEDWARR
01/26/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
)08591

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 hand this the 24 day of January, 2018.

Habitat for Humanity of Greater Nashville

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Danny Herron, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President & CEO of the maker, **Habitat for Humanity of Greater Nashville**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 24 day of January, 2018.

My Commission expires 7-2-2018

Jackie Russell
Notary Public

JACKIE RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020