Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue Tennessee Tower, 24th Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 092-01-0-002.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Bill Garrett Davidson County
Batch# 73718 **DEEDWARR**
03/27/2018 11:17:16 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20180327-0028567

WARRANTY DEED

TRANSACTION NUMBER 17-01-001

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($90,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,, **TENNESSEE STATE UNIVERSITY FOUNDATION, a Tennessee nonprofit corporation** ("Grantor"), does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is 0.19 acres of improved property located at 1116 38th Avenue North, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $90,500.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 26th day of March, 2018.

Notary Public

My Commission expires:_____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

WITNESS, this 26th day of March, 2018.

TENNESSEE STATE UNIVERSITY FOUNDATION

BY: _____, chair
Dwayne H. Tucker, Chairman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of March, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dwayne H. Tucker** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Chairman of the Tennessee State University Foundation and that he as such Chairman being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the foundation, by the said **Dwayne H. Tucker** as such **Chairman**.

Witness my hand and official seal on this the 26th day of March, 2018.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT "A"
Transaction #17-01-001

Being a tract of land lying in the 21st District of Davidson County, Nashville, Tennessee. Said tract being bounded on the north by Benjamin Knight, et ux as recorded in Book 3918, Page 945, Register minutes s Office of Davidson County, Tennessee (RODC); bounded on the east by the western right of way (ROW) an alley (15' wide); bounded on the south by Alexander C. and Dorothy M. Wells as recorded in Book 8485, Page 89, RODC; and bounded on the west by the eastern ROW of 38th Avenue North (50' wide). Said tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod with cap lying on said eastern ROW of 38th Avenue North, being ±270 minutes south of the centerline intersection of 38th Avenue North and Tigerbelle Drive; thence along the common line of said Knight North 73 degrees 40 minutes 02 seconds East 169.63 feet to a set iron rod with cap; thence along said western ROW of alley South 11 degrees 52 minutes 43 seconds East 49.98 feet to a set iron rod with cap; thence along the common line of said Wells South 73 degrees 40 minutes 02 seconds West 169.83 feet to a found ½" iron rod; thence along said eastern ROW of 38th Avenue North North 11 degrees 39 minutes 06 seconds West 50.00 feet to the point of beginning. Tract contains 8,458 square feet or 0.19 acres.

Being the same property conveyed to Tennessee State University Foundation, a Tennessee non-profit corporation, by Warranty Deed from the Estate of Booker T. Akins, by Clara Akins Edwards, Executrix, of record in Instrument No. 20161104-0117042, Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 4, 2016.

Exhibit B
Transaction Number 17-01-001
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.

EXHIBIT C
TRANSACTION NUMBER 17-01-001

