Bill Garrett Davidson County
Batch# 74474 DEEDWARRSP
03/28/2018 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,665.00
20180328-0029116

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Young Men's Christian Association of Middle Tennessee 1000 Church Street Nashville, TN 37203	Same	072-05-0-122.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MONIQUE SCUDERI (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee nonprofit corporation, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1008 and 1010 East Trinity Lane, Nashville, TN.

Grantor covenants and binds herself and her successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28 day of March, 2018.

By: Monique Scuderi
Name: MONIQUE SCUDERI

STATE OF VA)

COUNTY OF PRINCE WILLIAM)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County, MONIQUE SCUDERI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of March, 2018.

Notary Public

My Commission Expires:

09 30 2020

GARRETT SAKOVICH
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7518312
MY COMM. EXPIRES 09/30/2020
NOTARY PUBLIC

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STATE OF VA)

COUNTY OF PRINCE WILLIAM)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $450,000.

Sworn to and subscribed before me this 27 day of March, 2018.

Notary Public

My Commission Expires:

09-30-2020

GARRETT SAKOVICH
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7518312
MY COMM. EXPIRES 09/30/2020
NOTARY PUBLIC

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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the Map showing the resubdivision of Lot No. 41 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, of record in Book 332, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Monique Scuderi, by Deeds of record in Instrument No. 201304290042480 and Instrument No. 201404080029293, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2018, a lien, not yet due and payable.

2. All matters shown on plat of record in Book 332, Page 69, in the Register's Office of Davidson County, Tennessee.

3. Right of Way Deed for Highway Purposes of record in Book 5022, Page 488, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from A. B. Carney and Mrs. A. B. Carney to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4073, Page 325, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Stormwater Detention Agreement, by and between Child Care Alliance, Inc. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200604060039497, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances from Child Care Alliance, Inc. to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200604070040206, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Thomas T. Palmore and wife, Letha L. Palmore, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4081, Page 773, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

