THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9189-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 87360 DEEDWARR
05/02/2018 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $614.20
20180502-0041501

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl F. Frierson	SAME	
3005 Gwynnwood Drive		059-08-0A-113.00-CO
Nashville, TN 37207		
(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**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl F. Frierson**

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. 113 on the Plan of Second Revision for Final Plat, Park Preserve, a Cluster Lot PUD (Phase 1A) of record in Plat at Instrument No. 20110520-0038893, 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 Marla Edwards by Special Warranty deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation of record in Instrument No. 20130514-0048513 Register's Office for Davidson County, Tennessee, dated May 09, 2013 and recorded on May 14, 2013.

Being the same property conveyed to Habitat for Humanity of Greater Nashville by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20171222-0130791 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 22, 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 **3005 Gwynnwood Drive, Nashville, TN 37207.**

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 30th day of April, 2018.

Habitat for Humanity of Greater Nashville

BY: Danny J. Herron

ITS: President, Habitat for Humanity of Greater Nashville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Danny J. 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 30th day of April, 2018

My Commission expires 9/10/2018

Lucile Houseworth
Notary Public

LUCILE HOUSEWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19