This instrument prepared by:
LeeAnne Cox
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, Tennessee 38103

Bill Garrett Davidson County
Batch# 98701 DEEDWARR
06/01/2018 08:31:43 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20180601-0052063

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of May, 2018, by and between **Planned Parenthood of Middle and East Tennessee, Inc., successor by merger to Planned Parenthood Association of Nashville,** a Tennessee non-profit corporation ("Grantor"), and **Planned Parenthood Greater Memphis Region, Inc.,** a Tennessee non-profit corporation ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate and all improvements located therein (the "Real Estate"), situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Tract One:

Land in Davidson County, State of Tennessee, being Lot Nos. 13, 14 and 15 and part of Lot No. 12 on the Plan of Dr. John R. Hudson's Addition to Nashville, of record in Book 21, Page 136, Register's Office of Davidson County, Tennessee, and more particularly described according to a survey to Joseph E. Ahler, Tennessee Registered Land Surveyor Number 1434, being Job No. 90015 dated January 24, 1986, last revised April 23, 1990 and Job No. 90023, dated May 30, 1990, as follows:

Beginning at an iron pin in the Easterly margin of D.B. Todd Boulevard, said pin being 200 feet more or less from the Northern margin of Charlotte Avenue; thence North 30° 43 minutes 12 seconds West 172.00 feet to an iron pin in the Easterly margin of D.B. Todd Boulevard; thence, North 61° 15 minutes 30 seconds East 150.0 feet to an iron pin on the Westerly margin of an alley; thence South 30° 43 minutes 12 seconds East 172.00 feet along the Westerly margin of said alley to an iron pin; thence leaving said alley South 61° 15 minutes 30 seconds West 150.00 feet to the point of beginning, said tract containing an area of 0.59 acres, more or less.

Being the same property conveyed to Planned Parenthood Association of Nashville by Warranty Deed dated August 7, 1990, and recorded in Book 8172, Page 443, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Being Lot No. 16 on the plan of John. R. Hudson's Addition as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee, and being described as follows:

Said Lot No. 16 fronts 53 feet on the easterly side of 18th Avenue North, formerly Bostick Street, and runs back between parallel lines with southerly margin of Pearl, formerly Gay Street, 150 feet to an alley measuring 54.2 feet thereon.

Being the same property conveyed to Planned Parenthood Association of Nashville by Warranty Deed dated August 9, 1990, and recorded in Book 8171, Page 621, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belong or in anywise appertaining unto Grantee, and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Real Estate; that Grantee has good right to sell and convey the same; that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity is referred to, and pronouns shall be construed according to their gender and number according to the text hereof.

WITNESS the due execution hereof.

Planned Parenthood of Middle and East Tennessee, Inc., a Tennessee non-profit corporation

By: _____

Name: John T. Spragens
Title: Vice Chairperson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared John T. Spragens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice Chairperson of Planned Parenthood of Middle and East Tennessee, Inc., a Tennessee non-profit corporation the within named bargainor, a corporation, and that he, as such Vice Chairperson, being authorized to so do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Chairperson.

WITNESS MY HAND AND SEAL, at office, this 31st day of May, 2018.

Kristin K Orsland
Notary Public

KRISTIN K. ORSLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11/5/2019

I, hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of May, 2018.

Kristin K Orsland
Notary Public

KRISTIN K. ORSLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/5/2019

Property Address:
410 and 416A Dr. D.B. Todd, Jr. Blvd.
Nashville, TN 37203

Name and Address of the
Property Owner:
Planned Parenthood Greater Memphis Region, Inc.
2430 Poplar Avenue, Suite 100
Memphis, TN 38112-3246

Name and Address for the
Delivery of Property Tax Bills:
Planned Parenthood Greater Memphis Region, Inc.
2430 Poplar Avenue, Suite 100
Memphis, TN 38112-3246

Tax Parcel No.: 09208012300 and 09208012600

Return to:
LeeAnne Cox
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, Tennessee 38103

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