Bill Garrett Davidson County
Batch# 116300 DEEDWARRSP
07/13/2018 11:52:30 AM 2 pgs
Fees: $13.00 Taxes: $0.18
20180713-0068175

This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 201806112/

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of July, 2018, by and between **Woodbine Community Organization (WCO), Inc.**, a Tennessee Non-Profit corporation, party of the first part, and **RM Dixon Real Estate, LLC**, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

2302 Merry St., Nashville, TN 37208 M&P: 02907025600

Land in Davidson County, Tennessee, being the south part of the west half of Lot No. 22 on the Plan of the Subdivision of Lots Nos. 8, 9, and 10 of Boyd McNairy's Addition to West Nashville, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 22 fronts 50 feet on the north side of Merry Street and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Woodbine Community Organization (WCO), Inc. by virtue of that certain Quit Claim Deed dated February 7, 2017, and being of record at Instrument No. 20170511-0046877 and Scrivner's Affidavit at Instrument No. 20170602-0055164 in the Register's Office of Davidson County, Tennessee.

Reverter Clause

The foregoing conveyance is subject to the Grantee obtaining approval for rezoning of the property to allow for the intended use within twenty-four (24) months of the date of conveyance. If the rezoning is not approved, the title to the property will revert to Woodbine Community Organization to be used for affordable housing.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2018 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 21, Page 93, in the Register's Office of Davidson County, Tennessee.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Woodbine Community Organization (WCO), Inc.

By Tony Woodham, Executive Director

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of July, 2018 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Tony Woodham, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Executive Director of the within named bargainor, **Woodbine Community Organization (WCO), Inc.**, and that he/she as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Executive Director.

WITNESS my hand and official seal at office this 11th day of July, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address : RM Dixon Real Estate, LLC
2322 Clifton Ave
Nash, TN 37209

Mail Tax Bills to: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $50.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019