Bill Garrett Davidson County
Batch# 116311 DEEDWARRSP
07/13/2018 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $0.18
20180713-0068190

This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of July, 2018, by and between **RM Dixon Real Estate, LLC**, a Tennessee Limited Liability Company, party of the first part, and **Woodbine Community Organization (WCO), Inc.**, a Tennessee nonprofit corporation, 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:

Land in Davidson County, Tennessee, being the easterly half of Lot 21 in the Subdivision of Lots(s) 8, 9, and 10 as shown on the map entitled Boyd McNairy Plan, of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot 21 fronts 60 feet on the north side of East Avenue, formerly Watkins Street, and extends back between parallel lines 191 feet to an alley.

Being all or part of the same property conveyed to RM Dixon Real Estate by virtue of that certain Warranty Deed dated February 2, 2018, and being of record at Instrument No. 20180205-0011353 in the Register's Office of County, Tennessee.

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:

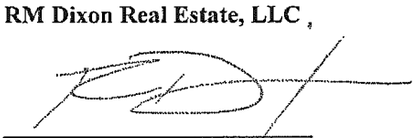
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2018 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied 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.

RM Dixon Real Estate, LLC ,



By Robert M Dixon, Managing Member

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 Robert M Dixon, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the Managing Member of the within named bargainor, **RM Dixon Real Estate, LLC**, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **RM Dixon Real Estate, LLC** by himself as such Managing Member.

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 : Woodbine Community Organization (WCO), Inc.
643 Spence Lane
Nashville, TN 37217

Property Address: 2304 Merry St.
Nashville, TN 37208

Mail Tax Bills to: Owner at Owner's Address

Tax Parcel No.: 09207025700

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

This conveyance is a part of a lot donation transaction.

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.

Ashlee D Page

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