WARRANTY DEED

Karen Johnson Davidson County
Batch# 222763 DEEDWARR
04/26/2019 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20190426-0038649

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Deirdre Williams	SEND TAX BILLS TO: Deirdre Williams	MAP-PARCEL NUMBERS
(NAME) 1613 17th Ave N	(NAME) 1613 17th Ave N	08111019800
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, **Woodbine Community Organization (WCO), Inc., a Tennessee non-profit corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deirdre Williams, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 50 feet of Lot No. 386 on the plan of McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 1613 17th Avenue North, Nashville, TN 37208

Being the same property conveyed to Woodbine Community Organization, Inc., (WCO), by virtue of that certain Order to Quit Title recorded March 28, 2018, and being of record at Instrument No. 20180328-0028881 and Quit Claim Deed dated May 5, 2017 recorded in Instrument No. 20170726-0075710 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 21, Page 41 and Instrument No. 20181011-0100931, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1613 17th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of April, 2019.

Woodbine Community Organization, Inc., (WCO)

By: Tony Woodham, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Tony Woodham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of Woodbine Community Organization (WCO), Inc., the within named bargainer, and that he as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Executive Director.

WITNESS my hand and official seal at office this 25th day of April, 2019.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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.

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