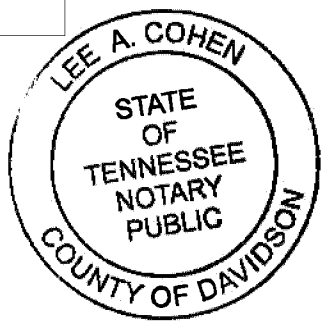
Karen Johnson Davidson County
Batch# 309727 DEEDWARR
11/01/2019 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191101-0112787



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. DURHAM	NEW OWNER ~~SAME~~	**061-15-0-345.00**
(NAME) **1118 MARION AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, 510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. DURHAM,** A married man, HEREINAFTER CALLED THE GRANTEE, HIS 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 the northeast part of Lot No. 291, on the map of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Roy L. Dawson, Executor of the Estate of Doris G. Herndon, by deed dated October 24, 2007, of record in Instrument No. 20071025-0126327, said Register's Office. Being further conveyed to 510 Foundation, a Tennessee non-profit corporation, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of record as Instrument No. 20191029-0116995, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 332, Page 101; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1118 MARION AVENUE, NASHVILLE, TN 37216**
(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 30 day of **October, 2019.**

510 FOUNDATION
A Tennessee Non-Profit Corporation

By: David D. Haynes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David D. Haynes,** 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 **President of 510 Foundation**, a Tennessee Non-Profit Corporation, the within-named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of 510 Foundation, by himself as such President.

Witness my hand and official seal at Nashville, Tennessee this 30 day of October, 2019.

My Commission expires: May 2, 2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)