WARRANTY DEED

Karen Johnson Davidson County
Batch# 333864 DEEDWARR
12/23/2019 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20191223-0132348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Anna Ruth Fields
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Carey Fields and Anna Ruth Fields	owners at property address	
(NAME)	(NAME)	08116056800
1001 1th Ave N		
(ADDRESS)	(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, WE, **New Level Community Development Corporation, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Carey Fields and Anna Ruth Fields**, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR 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 southerly 30 feet of Lot No. 3 on the Plan of the Subdivision of the Narcissa Smith Property, not of record, as follows:

Beginning at a point in the westerly margin of 11th Avenue, North, formerly Cumberland Street, the northwest corner of said 11th Avenue, North, and Jackson Street, thence with the westerly margin of 11th Avenue, North, northwardly 30 feet to the southeast corner of a part of said Lot No. 3 owned by Manelle Simes Gee; thence with Gee's southern boundary line; westwardly 140 feet to a point on the westerly margin of an alley, being Gee's southeast corner; thence with the easterly margin of said alley, southwardly 30 feet to a point on the northerly margin of Jackson Street; thence with the northerly margin of Jackson Street, westwardly 140 feet to the beginning.

Being the same property conveyed to New Level Community Development Corporation, a Tennessee nonprofit by Quitclaim deed from Metropolitan Development & Housing Agency of record in Instrument No. 20180627-0061950 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at _____, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1001 11th Ave N Nashville, TN 37208 (unimproved)
(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 20th day of December, 2019.

New Level Community Development Corporation

By: Kay Bowers, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kay Bowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of New Level Community Development Corporation, the within named bargainor, a Tennessee nonprofit corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and official seal at office this 20th day of December, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21