Karen Johnson Davidson County
Batch# 437356 DEEDWARR
07/14/2020 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20200714-0076867

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

**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 |
|---|---|---|
| Warren Sandberg and Elisabeth Sandberg, Co-Conservators of the Conservatorship Estate of Aiden Jameson Sandberg, established January 24, 2019 | owner at owners | |
| (NAME) 6412 Arden Court | (NAME) address | 09205029300 |
| (ADDRESS) Brentwood TN 37027 | (ADDRESS) | |
| (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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Warren Sandberg and Elisabeth Sandberg, Co-Conservators of the Conservatorship Estate of Aiden Jameson Sandberg, established January 24, 2019,** HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 19, Block D, as shown on the map entitled Map of Fisk's University Plan, of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Beginning at a point at the northeast intersection of 32nd Avenue North and Clifton Road; thence with the margin of 32nd Avenue North northerly 122 feet to an iron pin; thence southerly 123 feet to an iron pin in the north margin of Clifton Road; thence with the margin of the same westerly 45 feet to the point of beginning.**

Being the same property conveyed to **WOODBINE COMMUNITY ORGANIZATION WCO, INC., by Quitclaim Deed of record as in Instrument No. 20170726-0075702, dated July 21, 2017, in the Register's Office of Davidson County, TN. For further reference see Order for Default Judgment of record as Instrument No. 20180529-0051195, said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrment No 20181011-0100931, 20180208-0012733 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 2912 Clifton Ave Nashville, TN 37209
(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 13th day of July, 2020.

**WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**

**By: Tony Woodham, Executive Director**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, 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 the Executive Director of Woodbine Community Organization (WCO), Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand and official seal at office this 13th day of July, 2020.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka 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, Venikka Branch 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: 7-5-21

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