WARRANTY DEED

Karen Johnson Davidson County
Batch# 469156 DEEDWARR
09/03/2020 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $730.75
20200903-0100425

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2020

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
Fisk University	owner at owners address	
(NAME)	(NAME)	08115057900
1000 17th 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, **William A Collier, Debbie C Hirsch, Theodore C Collier,Jerry D. McCord, IV, William Michael Anthony McCord, Karen Y. Collier, and Debbie C. Hirsch,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fisk University, a Tennessee Not For Profit Corporation,** 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 Lot No. 42 on the Plan of J.M. and T.J. Harding's Subdivision of record in Plat Book 21, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion sold to the State of Tennessee at Book 4219, page 20.

Being the same property conveyed to W.A. Collier and wife, Grace H. Collier by Warranty deed from Jack J. Cohen and Sam Garfinkle of record in Book 2691, page 510, Register's Office for Davidson County, Tennessee, dated July 24, 1957 and recorded on July 31, 1957.

Grace H. Collier died on June 11, 1985 leaving W. A. Collier as the remaining tenant. W.A. Collier died testate and his will was probated at Docket No 77318 in the Probate Court for Davidson County, TN leaving property to William Alexander Collier, II, Theodore Cody Collier McCord, Debbie Juanita Collier Hirsch, Kathleen Delores Collier McCord, and Karen Young Collier. Kathleen Delores Collier McCord died on January 6, 2020 leaving an unprobated will, and her heirs are Jerry D McCord, IV and William Michael Anthony McCord by Heirship Affidavits of record at Instrument Nos. 202009030100422 202009030100423 in the Register's Office of Davidson County, TN.

William A Collier is one and the same as William Alexander Collier, II, Theodore C. Collier is one and the same as Theodore Cody Collier McCord, Karen Y Collier is one and the same as Karen Young Collier, and Debbie C Hirsch is one and the same as Debbie Juanita Collier Hirsch.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4219, Page 22 and Plat Book 21, Page 81 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.

unimproved X
This is improved property, known as 1728 Jefferson Street 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 31st day of August, 2020.

William A. Collier by Florence Kidd
William A Collier, by Florence S. Kidd, Attorney In Fact a.o.s.

Debbie C. Hirsch
Debbie C Hirsch

Theodore C. Collier
By Debbie Hirsch, AIF
Theodore C Collier, by Debbie Hirsch, Attorney In Fact

Jerry D. McCord, IV
Jerry D. McCord, IV

William Michael Anthony McCord by
Jerry D. McCord, IV, AIF
William Michael Anthony McCord, by Jerry D. McCord, IV, Attorney In Fact

Karen Y. Collier
By Debbie C. Hirsch, AIF
Karen Y. Collier, Debbie C. Hirsch, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, in and for said State and County, Florence S Kidd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of William A Collier and acknowledged that she executed the same as the free act and deed of the said William A Collier .

WITNESS my hand and official seal at office this 31st day of August, 2020.

Cari Allen
Notary Public

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

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, in and for said State and County, Debbie Hirsch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Theodore C Collier and acknowledged that she executed the same as the free act and deed of the said Theodore C Collier .

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, in and for said State and County, Debbie C Hirsch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Karen Y Collier and acknowledged that she executed the same as the free act and deed of the said Karen Y Collier.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, in and for said State and County, Jerry D McCord, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **William Michael Anthony McCord** and acknowledged that he executed the same as the free act and deed of the said **William Michael Anthony McCord.**

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Debbie C Hirsch and Jerry D. McCord, IV , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2020.

Notary Public

My Commission Expires: 7-5-21

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