Karen Johnson Davidson County
Batch# 860552 DEEDWARR
05/23/2022 11:09:44 AM 5 pgs
Fees: $28.00 Taxes: $2,534.50
20220523-0059479

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	142-00-0-023-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Eighty-Five Thousand and No/100 Dollars ($685,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of May, 2022.

Notary Public

My Commission Expires: 7/3/2023

CHELSEA B. ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For and in consideration of the sum of Six Hundred Eighty-Five Thousand and No/100 Dollars ($685,000.00), the receipt and sufficiency of which are hereby acknowledged, James L. Putnam, an individual residing in the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located as 6962 Highway 70 S, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 19th day of May, 2022.

GRANTOR:

LARRY D. ASHWORTH, as
Attorney-In-Fact for James L. Putnam

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, Chelsea B. Ashworth, a Notary Public of said County and State, Larry D. Ashworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James L. Putnam, and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and warranty deed of James L. Putnam.

Witness my hand, at Office in the aforesaid county and state, this 19th day of May, 2022.

Notary Public

CHELSEA B. ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/3/2023

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described partly according to a copy of a survey made November 27, 1946, by Jno. D. Kerr, Surveyor, as follows:

Beginning at a point in the center line of a culvert over Highway No. 70, commonly known as Harding Road, at the southwest corner of a tract of land conveyed to Harvey P. Wells, being the southeast corner of this tract, and running thence along a fence and a ditch, being Wells' westerly line, north 11 1/2 deg. west 25.5 poles to an iron pipe at Wells' northwest corner, in the south line of a tract of 16.42 acres shown on said Kerr Survey; thence North 75 1/2 deg. west 13.7 poles to a 30 inch black oak tree; thence north 81 3/4 deg. west 22.2 poles to a stake and stone with pointers marked around same, in the east line of the Horn Heirs' tract of land; thence with the east line of said tract, south 2 1/2 deg. west 35.2 poles to a post, a southwest corner of this tract in the line of the land conveyed by deed of record in Book 774, page 552, Register's Office for said County; thence North 55 1/2 deg. east 28.6 poles to an iron pipe in the side of a ridge, at a stone; thence south 29 deg. east 20 poles to the margin of Highway No. 70 or Harding Pike; thence with the margin of said Pike, North 59 1/4 deg. east 7.8 poles to the beginning, containing 5.77 acres.

INCLUDED in the above description but EXCLUDED therefrom is a strip of land 118 feet long conveyed to the State of Tennessee for the widening of Highway 1, by instrument of record in Book 2702, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES L. PUTNAM AND MARY E. DILLON, AS TENANTS IN COMMON by deed from W. SPARKY FOSTER, J. CARLOS JACOBS, L.E. CRANFORD, RALPH E. FERRELL, JOHN W. BRYAN, ROGER D. BASKETTE, SR., JOHN DENTON, NED C. SOLOMON AND ALFRED J. HAISLIP, BEING ALL THE SHAREHOLDERS OF BELLEVUE DEVELOPMENT CORPORATION AND BELLEVUE DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION, of record in 5538, page 593, dated November 26, 1979, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.