WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Y-BRE-24-811A-B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Healing Housing, Inc.	**Healing Housing, Inc.**	
(NAME)	(NAME)	
PO Box 2385	**PO Box 2385**	**103-01-0Y-001.00-CO** **103-01-0Y-002.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **W DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEALING HOUSING, INC., A TENNESSEE NONPROFIT CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A and Unit B on the Plan of Homes at 811 Watts Lane Lot 2, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210621-0083403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BEHG, LLC by Warranty Deed from Sandra B. Whitcombe and husband, Gary Whitcombe of record in Instrument No. 20191212-0128398, Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 12, 2019.

Being a portion of the same property conveyed to W Development, LLC by Quitclaim Deed from BEHG, LLC of record in Instrument No. 20210209-0018610, Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 09, 2021.

W Development LLC having been erroneously listed as W Development, LLC in the previous conveyance.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 742, and Final Plat of Resubdivision of Lot 1 Plan of Maxwell Properties, of record as Instrument No. 20201228-0153702, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Homes at 811 Watts Lane Lot 2 of record in Instrument No. 20210621-0083403, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6618, Page 803, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 6828, Page 775, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **811 A & B Watts Ln., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1112972 DEEDWARR
03/20/2024 10:12:37 AM 2 pgs
Fees: $13.00 Taxes: $4,921.00
20240320-0019178

Witness my/our hand(s) this the 18th DAY OF MARCH, 2024.

W Development LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of W DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of March, 2024.

Stephanie Woodall
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212