



Tom Leatherwood
Shelby County Register / Archives

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Office of the Shelby County Register.



12/21/2017 **17129757** 08:19 AM

8 PGS	
TAMMY 1684279-17129757	
VALUE	850000.00
MORTGAGE TAX	0.00
TRANSFER TAX	3515.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	3548.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



This Instrument Prepared By And Please Return To:
Glankler Brown, PLLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
Attn: R. Hunter Humphreys

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 20th day of December, 2017, by and between the City of Memphis, a municipal corporation ("**Grantor**") and Memphis Greenspace, Inc., a Tennessee not for profit public benefit corporation ("**Grantee**").

WITNESSETH:

That, for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real property and improvements thereon, situated and being in Shelby County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

The Property described herein and conveyed hereby is the same property conveyed to Grantor, as evidenced by Plat of record at Book O, Page 327 in the Register's Office of Shelby County, Tennessee.

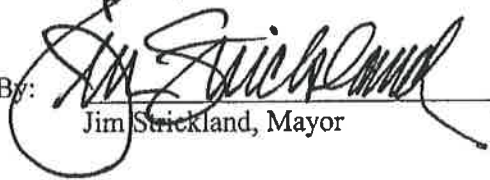
TO HAVE AND TO HOLD, the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except as described in Exhibit "B" attached hereto, and that it will warrant and forever defend the title and quiet possession against the lawful claims of all persons.

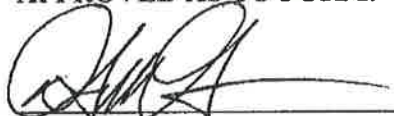
By acceptance of this Warranty Deed, Grantee acknowledges that the Property conveyed hereby contains a gravesite, and that Grantee is assuming all responsibility for the maintenance of such gravesite, pursuant to T.C.A. § 46-8-103(a)-(b) and any other applicable laws.


IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by and through its duly authorized officers the day and year first above written.

City of Memphis,
a municipal corporation

By: 
Jim Strickland, Mayor

APPROVED AS TO FORM:


Doug McGowen, Chief Operating Officer



Bruce McMullen, City Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jim Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the Mayor of the City of Memphis, a municipal corporation, the herewithin named bargainor, and that he as such Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Mayor.

Witness my hand and Notarial Seal at office this 15 day of December, 2017.

My Commission Expires:
5-30-2021


Notary Public



**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Doug McGowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the Chief Operating Officer of the City of Memphis, a municipal corporation, the herewithin named bargainor, and that he as such Chief Operating Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Operating Officer.

Witness my hand and Notarial Seal at office this 15 day of December, 2017.

My Commission Expires:

5-30-2021

Lisa L. Geater
Notary Public



**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Bruce McMullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the City Attorney of the City of Memphis, a municipal corporation, the herewithin named bargainor, and that he as such City Attorney executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as City Attorney.

Witness my hand and Notarial Seal at office this 15 day of December, 2017.

My Commission Expires:

5-30-2021

Lisa L. Geater
Notary Public



Property Owner and Party Responsible For Payment Of Real Property Taxes:

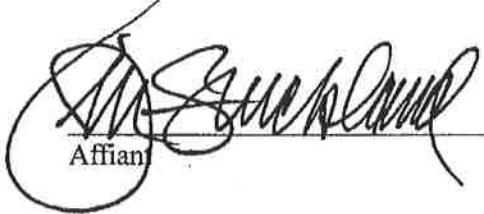
Memphis Greenspace, Inc.
J. Martin Regan
Lewis Thomason
40 South Main Street, 29th Floor
Memphis, TN 38103

Tax Parcel Identification Number:

007038 00001
vacant land

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$950,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 15 day of December, 2017.

My Commission Expires:

5-30-2021



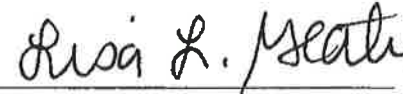

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

The following described Land in Shelby County, Tennessee:

Lot 9 – Memphis Hospital Lot, as shown on that certain plat of recorded at Book O, Page 325, in the records of the Register's Office of Shelby County, Tennessee.

The above property is commonly known as Health Sciences Park and municipally known as 0 S. Manassas Street, Memphis, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

All matters of record in the Register's Office of Shelby County, Tennessee and all existing utilities, sanitary sewers and drainage facilities recorded and unrecorded located in the Property.