WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

LAURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 06/16/03 15:14 2pgs
Fees:13.00 Taxes:407.00
20030616-0082632

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Beckman	Mortgage Express, Inc.	Map 75-06
(NAME) 4252 Nepal Drive	(NAME) 801 N. Cass Ave., Ste. 300	Parcel 86.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Westmont Illinois 60559	
(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,

Mark Tornow, Chairman and Sarah Baker, Secretary and Successor Trustees of Emanuel Lutheran Church at Hermitage, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen R. Beckman, a single man , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 319 on the Plan of HERMITAGE ESTATES SUBDIVISION, Section 2, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl A Hoehne and Marvin A Floeter, Trustees of Emanuel Lutheran Church at Hermitage by deed from Hugh B Poston and wife, Dolly J Poston of record in Deed Book 4234, page 533, Register's Office for said County. Grantors herein are the Successor Trustees and Officers of the Emanuel Lutheran Church at Hermitage.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4252 Nepal Drive, Hermitage, TN 37076
(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 our hands this 6th day of June, 2003.

By: Mark Tornow, Chairman
Mark Tornow, Successor Trustee/Chairman

Attest: Sarah Baker, Secretary
Sarah Baker, Successor Trustee/Secretary

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Tornow and Sarah Baker with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Chairman and Secretary of the Emanuel Lutheran Church at Hermitage the within named bargainer, a corporation, and that, they as such Chairman and Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Mark Tornow and Sarah Baker as such Chairman and Secretary

Witness my hand and official seal this 6th day June, 2003

My Commission Expires: Aug. 8, 2004

Lura K. Perry
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2305381
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122