WARRANTY DEED

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

Davidson County DEEDWARR
Recvd: 10/25/05 10:28 2 pgs
Fees:13.00 Taxes:429.20

20051025-0128606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES: May 23, 2009**

(AFFIX SEAL)

RACHEL L. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Richardson	Melvin Richardson	81-11-126
(NAME)	(NAME)	
2111 Osage Street	2111 Osage Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, New Covenant Christian Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Richardson, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 2111 Osage 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 21st day of October, 2005.

New Covenant Christian Church

By: Dwayne Bell

Dwayne Bell, Chairman of the Board of Directors

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dwayne L. Bell, Chairman of the Board of Directors of New Covenant Christian Church

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2005.

Commission expires:

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan on Champion's Subdivision of certain lots in Harding's Addition, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 52 fronts 75.4 feet on the southerly side of Osage Street, and runs back between parallel lines, with the easterly margin of 22nd Avenue North, formerly Champion Street, 150 feet to an alley.

Being the same property conveyed to Gay-Lea Christian Church by Quitclaim Deed from M. F. Holt, filed for record on March 13, 1986 in Book 6803, Page 439, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 161, Page 132; and any and all easements, setback lines, restrictions, right of ways, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.