WARRANTY DEED

File Number: 70331

Davidson County DEEDWARR
Recvd: 08/15/07 13:49 3 pgs
Fees:18.00 Taxes:148.00
20070815-0097654

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Samuel Joe Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Brown	Samuel Brown	
(NAME)	(NAME)	
1521 16th Avenue N	1521 16th Avenue N	~~XXXXXX~~
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	08115024100
(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, Stokers Lane Church of God, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Brown and Gloria Bell Brown, 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:

Land in Davidson County, Tennessee being the easterly 50 feet of the westerly 90 feet of Lot No. 334 on the plan of McGavock, Wetmore and Other' Second Addition called the Addition to the town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stokers Lane Church of God from Charles Howard Darvin by bequest of Last Will and Testament recorded in the Davidson County Register of Deeds Instrument No. 20030723-0103154.

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

unimproved ☐

This is improved ☒ property, known as 1521 16th Avenue N, Nashville, TN 37218

(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 3rd day of August, 2007.

Stokers Lane Church of God

By: Stokers Lane Church of God Trustee
Lew Harrison, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lew Harrison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of Stokers Lane Church of God, the within named bargainor, and that he as Trustee being authorized so to do, execute the foregoing instrument for the purpose therein contained, by signing the name of Lew Harrison for Stokers Lane Church of God as such Trustee.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010