WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/08 14:03 2 pgs
Fees:13.00 Taxes:543.90

20080212-0014218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JAN 2007

Notary Public

MY COMMISSION EXPIRES: 3-1-11

(AFFIX SEAL)

ROBIN KOBRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 206, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
St. John Chrysostom Greek Orthodox Church	new owner	091-12-0
(NAME) 4602 Indiana Avenue	(NAME)	038.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, I, **Ron Runyeon,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **St. John Chrysostom Greek Orthodox Church, a Tennessee non-profit corporation** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
A certain tract or parcel of land in Davidson County, described as follows:

BEING Lot Nos. 505 and 507 in Block 83, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot Nos. 505 and 507 join and front each 25 feet on the north side of Indiana Avenue and extend back northwardly between parallel lines, 150 feet to an alley.

Tract 2:
A certain tract or parcel of land in Davidson County, described as follows:

BEING Lot No 509 in Block 83, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot No 509 fronts 25 feet on the north side of Indiana Avenue and runs back between parallel lines 150 feet to an alley and shows 25 feet on said alley.

BEING the same property conveyed to Ron Runyeon by Warranty Deed dated October 18, 2004 from Jan Pass and Minna Gioia, of record in Instrument No. 20041019-0125601, said Register's Office.

This is not and never has been the principal place of residence of the Grantor.

unimproved ☐

This is improved ☒ property, known as 4602 Indiana Avenue, Nashville, TN 37209
(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 24th day of July, 2007.

Ron Runyeon, by Shawn Martin as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, **Shawn Martin,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument in behalf of **Ron Runyeon** and who acknowledged that he executed the same as the free act and deed of **Ron Runyeon** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2007.

ROBIN KOBRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3-7-11