WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2011.

_____
Notary Public

MY COMMISSION EXPIRES: March 08, 2014

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Johnston	James E. Johnston	083 14 0 382.00 and 094 02 0 041.00
(NAME)	(NAME)	
106A Free Hill Road	106A Free Hill Road	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110015864 DEEDWARR
Recvd: 03/17/11 10:41 4 pgs
Fees:23.00 Taxes:832.50
20110317-0020992

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Robert King, Sr. and Leslie Wyatt as the sole Elders/Trustees of the Shelby Avenue Church of Christ, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Johnston, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 26 in the Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 65 feet on the southerly side of Shelby Avenue and runs back between parallel lines and with the easterly margin of 17th Street, 150 feet to an alley.

Being the same property conveyed to W. A. McPherson, W. C. Perry, J. L. Waldrum, B. B. Cranch and G. L. Campbell, Trustees and their successors in trust for the use and benefit of The Shelby Avenue Church of Christ in Nashville, Tennessee, which deed is dated June 2, 1925 and recorded in Book 670, Page 762, Register's Office for Davidson County, Tennessee.

AND
Land in Davidson County, Tennessee, being Lot No. 27 in the Edgefield Land Company's First Plan of Lots of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to W. A. McPherson and J. J. Stephens, Trustees of the Shelby Avenue Church of Christ, which deed is dated December 31, 1964 and recorded in Book 3847, Page 317, Register's Office for Davidson County, Tennessee.

The above Grantors hereby release the restriction established at the request of and for the benefit of the Shelby Avenue Church of Christ and set out in its deed to Lot No. 26 above which deed is recorded in Book 670, Page 762, Register's Office for Davidson County, Tennessee. Therefore said restriction shall no longer be binding on this Grantee or any successor in title.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST PLAN OF LOTS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ATTACHED EXHIBIT "A" BY ABOVE NAMED GRANTORS.

unimproved ☐

This is improved ☑ property, known as 1700 - 1702 Shelby Avenue, Nashville, TN 37206
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 16th day of March, 2011.

SHELBY AVENUE CHURCH OF CHRIST

By: Robert E. King, Sr.
Robert King, Sr.
Elder/Trustee

SHELBY AVENUE CHURCH OF CHRIST
CHRIST

By: Leslie E. Wyatt
Leslie Wyatt
Elder/Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Robert King, Sr. and Leslie Wyatt, both as Elders/Trustees of the Shelby Avenue Church of Christ, the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 16th day of March, 2011.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

AFFIDAVIT

EXHIBIT "A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of March, 2011, before me personally appeared **ROBERT KING, SR. AND LESLIE WYATT, "Affiants"**, who having been sworn, depose and say:

That they are the sole Trustees/Elders of the Shelby Avenue Church of Christ.

That there is no incorporation or governing body of the Shelby Avenue of Christ.

By Resolution and Certificate of Incumbency dated February 3, 2010, all current members of the Shelby Avenue Church of Christ did resolve that above named Affiants are approved and authorized to enter into and execute all necessary documents to dispose of the assets of the Church, including but not limited to the property described in Warranty Deed to which this Affidavit is attached, and to execute all other documents and take any other further action that said Affiants in their sole discretion deem necessary or incidental to effectuate the sale of said real estate located at 1700-1702 Shelby Avenue, Nashville, Tennessee and the transfer of title to a purchaser thereof.

Further, Affiants sayeth not.

SHELBY AVENUE CHURCH OF CHRIST

BY: Robert E. King

Robert King, Elder/Trustee

BY: Leslie E. Wyatt

Leslie Wyatt, Elder/Trustee

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 16TH DAY OF MARCH, 2011.

Deanie L. Gregory

Notary Public

MY COMMISSION EXPIRES: 3/3/2014

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Robert King, Sr. and Leslie Wyatt both as Elders/Trustees of the Shelby Avenue Church of Christ, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 16th day of March, 2011.

My commission expires:
3/3/2014

Deanie L. Gregory
Notary Public

