WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052148 DEEDWARR
Recvd: 08/24/11 10:30 2 pgs
Fees:13.00 Taxes:647.50
20110824-0065444

State of Tennessee)
County of Davidson)

11-07-006-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of August, 2011

Notary Public

My Commission Expires: 01/07/2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GREG MABEY	NEW OWNER	118-11
(NAME)	(NAME)	111.00
P.O. Box 307	SAME	
(ADDRESS)	(ADDRESS)	
Baxter, TN 38544		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROSEDALE BAPTIST CHURCH**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREG MABEY**, hereinafter called the Grantee(s), 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 described according to a survey by Delle Land Surveying Company, Inc., (DLS), Steven D. Delle, Tennessee Registered Land Surveyor No. 1710 , dated August 17, 2011 and being as follows:

Beginning at an iron rod in the easterly right of way of Erica Place, said point being the northwest corner of the James Vienneal property as described in Deed Book 10207 Page 58 RODC, and the southwest corner of the herein described property, being Lot 5 on the Plat of Berry Hills Gardens as described in Plat Book 8868 Page 312 RODC;

Thence, with said right of way, being a curve to the right, and having a Delta of 18 degrees 38 minutes 34 seconds, a Radius of 276.60 feet, a Length of 90.00 feet and Chord of North 21 degrees 08 minutes 53 seconds East, 89.60 feet to an iron rod at the southwest corner of the Robert Stegall property as described in Deed Book 11613 Page 290 RODC,;

Thence, leaving said right of way, with Stegall's south line, South 63 degrees 28 minutes 58 seconds East, 122.63feet to an iron rod;

Thence, South 22 degrees 54 minutes 39 seconds West, 50.00 feet to an iron rod,

Thence, North 81 degrees 59 minutes 45 seconds West, 123.80 feet to the point of beginning and containing 8679 square feet, or 0.199 acres.

BEING the same property conveyed to the ROSEDALE BAPTIST CHURCH OF NASHVILLE, INC., A TENNESSEE CORPORATION, by Deed from JOHN G. FARMER AND WIFE, MAGDALENA H. FARMER, dated February 23, 1962, of record in Book 3346, Page 95, Register's Office for Davidson County, Tennessee. Subsequently, Rosedale Baptist Church, a Tennessee Corporation was dissolved on April 9, 1985 and said title having vested in the members of Rosedale Baptist Church as successors in interest. Said membership having granted the current Trustees to convey said property by Resolution by the Members of Rosedale Baptist Church of record in Instrument No. 20110824-0065443 , said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2822 Erica Place, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 25TH day of JULY, 2011 AND THE 23RD. DAY OF AUGUST, 2011.

ROSEDALE BAPTIST CHURCH

By: Randy D. Moore
RANDY D. MOORE, TRUSTEE

By: Michael A Turner
MICHAEL A. TURNER, TRUSTEE

By: W Harold Spray
W. HAROLD SPRAY, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **RANDY D. MOORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to a Trustee for the **ROSEDALE BAPTIST CHURCH**, the within named bargainor(s), and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2011.

My Commission Expires: 5-8-2012

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL A. TURNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to a Trustee for the **ROSEDALE BAPTIST CHURCH**, the within named bargainor(s), and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2011.

My Commission Expires: 8-22-2011

Janice Boone
Notary Public

JANICE BOONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **W. HAROLD SPRAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to a Trustee for the **ROSEDALE BAPTIST CHURCH**, the within named bargainor(s), and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 23RD. day of AUGUST, 2011.

My Commission Expires: 9/9/14

Peter Weiss
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

_____
Notary Public