BILL GARRETT, Davidson County
Trans:T20110052331 DEEDWARR
Recvd: 08/25/11 08:36 2 pgs
Fees:13.00 Taxes:362.60
20110825-0065635

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
St. Mary Coptic Orthodox
P.O. Box 17213
Nashville, TN 37217

**MORTGAGEE**
None

**SEND TAX BILLS**
New Owner

**MAP-PARCEL:**
MAP 107-05-0
PARCEL 084.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Raymond E. Davis, Jr., and Mary J. Simmons, Co-Executors of the Estate of Joann S. Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **St. Mary Coptic Orthodox Church,** 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:

**Being Lot No. 65 on the Map of Bel-Air Subdivision, Section Two, as of record in Book 2900, Pages 29 to 32, both inclusive, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Laura Tek, Trustee by Quitclaim Deed from Raymond E. Davis, then Laura Tek, Trustee conveyed the property to Raymond E. Davis and wife, Joann Davis, dated August 7, 2003 and filed of record in Instrument No. 20030808-0113226, Register's Office for Davidson County, Tennessee. The said Raymond E. Davis, Sr. died on April 9, 2010 leaving the said Joann Davis as the surviving tenant by the entirety. The said Joann Davis died on August 24, 2010 and the property is conveyed by the Co-Executors pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 10P230, in the Probate Clerk's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 31, Register's Office, Davidson, County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1903 A & B Dabbs Court Nashville, TN 37217.**

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 our hands this 22nd day of August, 2011.

Estate of Joann S. Davis

By: Raymond E Davis Jr. Co-Executor
Raymond E. Davis, Jr., Co-Executor

By: Mary J Simmons, Co-Executor
Mary J. Simmons, Co-Executor

STATE OF Tennessee
COUNTY OF Wilson

Before me, he undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond E. Davis, Jr. and Mary J. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Joann Davis and that they as such Co-Executors executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $98,000.00.

Tina Brown
AFFIANT

Subscribed and sworn to before me this 22nd day of August, 2011.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/15