WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003143 DEEDWARR
Recvd: 01/13/12 10:41 2 pgs
Fees:13.00 Taxes:573.50
20120113-0003654

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 4-23-14

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kortney Martin	Bank of America	93-4/7
(NAME)	(NAME)	
612 Boscobel Street	PO Box 619003	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75261	
(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, Emmanuel Bible College, a Tennessee not-for-profit corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kortney Martin* 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: *Married

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of J.S. Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the southerly side of Boscobel Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Emmanuel Bible College, by deed of record in Book 7777, Page 252 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of J.S. Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, page 45Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 612 Boscobel Street, 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 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 6th day of January, 2012.

Emmanuel Bible College, a Tennessee not-for-profit corporation

By Ann McPherson - Trustee
Ann McPherson, Trustee

STATE OF TENNESEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann McPherson with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Emmanuel Bible College and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of January, 2012.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public