File No. 110940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/28/12

(AFFIX SEAL)

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Beginnings Apostolic Ministries	New Beginnings Apostolic Ministries	029-00-0-307.00
(NAME)	(NAME)	
5933 Eatons Creek	5933 Eatons Creek	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Willard S. Grant Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO New Beginnings Apostolic Ministries, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: BEGINNING at a concrete monument in the northerly margin of a private road, said point being the westerly margin of Lot No. 4 on the plan of the subdivision of the lands of the heirs of Charles P. Zimmerle, deceased, as of record in Plan Book 3, page 28, Chancery Court, Davidson County, Tennessee; Thence, along the original western line of said property North 3 deg. 43 min. 57 sec. East 257.99 feet to a fence post; thence South 87 deg. 21 min. 51 sec. East 172.10 feet to an iron pin, said point being the westerly margin of the property conveyed to Bessie Moore by public auction, entered on Page 242 of Minute Book No. 147, Davidson County, Tennessee; thence with Moore's boundary, South 3 deg. 57 min. 27 sec. West 257.58 feet to a concrete monument in the northerly margin of said private road; thence with the northerly margin of said private road North 87 deg. 30 min. 48 sec. West 171.00 feet to the point of beginning. Together with manufactured home identified as follows: 1998, Gateway, Serial Number: 1198293312IAB

Being the same property conveyed to Willard S. Grant and wife, Kathy A. Grant by deed from Marsha L. Gill, unmarried, dated May 20, 1998 and recorded on May 27, 1998 in Book 10946, page 269, Register's Office, Davidson County, Tennessee. Pursuant to Marital Dissolution Agreement, Docket No. 10D-592 of Davidson County, Tennessee, Kathy Ann Grant conveyed her interest to Willard Sayre Grant, Jr. by quitclaim deed dated September 16, 2010 and recorded on September 28, 2010 in Instrument N. 20100928-0077269, said Register's Office.

Subject to restrictions of record in Instrument No. 20030612-0081311, said Register's Office.

Subject to a waterline easement of record in Book 10931, Page 390, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

BILL GARRETT, Davidson County
Trans:T20120004680 DEEDWARR
Recvd: 01/20/12 08:46 2 pgs
Fees:13.00 Taxes:277.50

20120120-0005574

File No. 110940

unimproved ☐

This is improved ☒ property, known as 5933 Eatons Creek, Joelton, TN 37080

(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 29th day of December, 2011.

Willard S. Grant Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willard S. Grant Jr. , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2011.

Commission expires:

2/28/12

Notary Public

