BILL GARRETT, Davidson County
Trans:T20120051329 DEEDWARR
Recvd: 07/12/12 12:37 2 pgs
Fees:13.00 Taxes:345.95

20120712-0061305

Rec't Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arturo L. Limon,	Same as new owner	03304002500
107 Draper Drive (ADDRESS)	(NAME) (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Timothy Zunica, Robert McDonald and Anthony Hopper, Trustees of The Goodlettsville Pentecostal Church, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Arturo L. Limon, married, hereinafter called the Grantees, their heirs and assigns, that 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. 25 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 3, AS OF RECORD IN BOOK 1835, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GOODLETTSVILLE PENTECOSTAL CHURCH, INC. BY DEED FROM BETTY SUE BAKER, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20020111-0004769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 107 Draper Drive, Goodlettsville, TN 37072
(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/our hand(s) this 6th day of July, 2012.

WARRANTY DEED
(Continued)

Goodlettsville Pentecostal Church, Inc.

BY:

Timothy Zuniga, Trustee

Robert McDonald, Trustee

Anthony Hopper, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Zuniga, Robert McDonald and Anthony Hopper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of the Goodlettsville United Pentecostal Church Inc., and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purpose therein contained

Witness my hand and seal at Goodlettsville, Tennessee, this the 6th day of July, 2012.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Smith Sholar Milliken
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072