WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074115 DEEDWARR
Recvd: 10/01/12 16:07 2 pgs
Fees:13.00 Taxes:1054.50

20121001-0089405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christ The King Catholic Church, an Unincorporated Religious Association	**NEW OWNER**	**117-8-45**
(NAME)	(NAME)	
3001 Belmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Timothy J. Villager and wife, Nyla J. Villager**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christ The King Catholic Church, an Unincorporated Religious Association**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, Page 182, Register's Office of said county, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 25, 1958, as follows: Beginning on the westerly margin of Oakland Avenue at an iron pin located 297.2 feet south of the southerly margin of an alley, on the dividing line 297.2 feet south of the southerly margin of an alley, on the dividing line between Lots Nos. 20 and 21; thence with said dividing line, north 68 deg. 15 min. west 180 feet to an iron pin located 248 feet east of the easterly margin of Brightwood Avenue; thence with said dividing line, south 66 deg. 45 min. east 185 feet to the westerly margin of Oakland Avenue; thence with said Avenue, northwardly 74.3 feet to the beginning.

Being the same property conveyed to Timothy J. Villager and wife, Nyla J. Villager by deed from Clifford E. Bassett and wife, Helen B. Bassett of record in Book 6653, Page 969, Register's Office for Davidson County, Tennessee.

This property and conveyance and any subsequent conveyance is subject to the provisions of the Code of Canon Law and the Norms of the Catholic Diocese of Nashville and is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **3009 Oakland Avenue, Nashville, TN 37212**
(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 our hands this 28th day of September, 2012.

Timothy J. Villager

Nyla J. Villager

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 J. Villager and wife, Nyla J. Villager, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF SEPTEMBER, 2012.

Commission expires:
7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public