FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,924.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 Feb 2013 Notary Public MY COMMISSION EXPIRES: 2/14/2013 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130019560 DEEDWARR
Recvd: 03/11/13 11:31 2 pgs
Fees:13.00 Taxes:558.42
20130311-0023877

HUGH B. SHOULDERS JR ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0713**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francese Christine Elais-Traylor	**Regions Bank d/b/a Regions Mortgage**	**073-00-0-006.00, 073-00-0-007.00**
(NAME) **2812 McGavock Pike**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Birmingham, AL 35244**	
(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, **Two Rivers Baptist Church,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francese Christine [redacted]Traylor, an unmarried individual,** 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:

Tract 2
Land in the 3rd Civil District of Davidson County, Tennessee, and described as follows: A part of the R. F. Lipscomb Tract and lying on the West side of the old McGavock Pike and described according to a survey made by Cantrell, Connell and Morrison, Engineers, dated June 23rd, 1954.

Beginning at a point of the old McGavock Pike, said point being a common corner of the R.F. Lipscomb and E.W. Cooper lands, thence with the boundary of said lands, South 86 deg. 13' West, passing through an iron pipe on the West margin of the old McGavock Pike, 201.6 feet to an iron pin, thence North 21 deg. 12' West 101.2 feet to an iron pin,; thence North 71 deg. 03' East, passing through an iron pin on the West side of said Pike, 193.4 feet to a point in the center of the old McGavock Pike; thence with the center of said Pike, South 20 deg. 27' East 150 feet to the point of beginning.

Being the same property conveyed to Two Rivers Baptist Church by Warranty Deed from Annette D. Landry, Barry J. Landry, Raymond L. Landry and Jeffery C. Landry, recorded on June 15, 1997 in Book 10320, Page 269, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2812 McGavock Pike, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 22nd day of February 2013

Eddie Lewis – Trustee

John Levesque – Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eddie Lewis and John Levesque, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustees of Two Rivers Baptist Church, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Two Rivers Baptist Church

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2013.

NOTARY

MY COMMISSION EXPIRES: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON