WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/13 14:29 4 pgs
Fees:23.00 Taxes:222.00
20130401-0031635

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 29th day of March, 2013.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Galilee Baptist Church	SAME	092-07-0-158.00
2021 Herman Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ben Biddix, Jr., and Gwendlyon Biddix, as Conservators of the estate of Ben Biddix, Sr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Galilee Baptist Church**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract One: Land in Davidson County, Tennessee, being part of Lot No. 16 in the Harding Lytle Tract, a plan of which is of record in Book 21, page 102, Register's Office for said County, and described as follows:

Beginning on the southerly margin of Herman Street, at the northwest corner of Lot No. 13, in W.G. Bush's Subdivision of part of said Lot No. 16, a plan of which subdivision is of record in Book 57, page 20, of said Register's Office; thence with the southerly margin of said street, 25 feet; thence parallel with the west line of said Lot No. 13, southerly 150 feet to the northerly margin of an alley; thence with said alley, easterly 25 feet to the southwest corner of Lot No. 13; thence northerly with the west line of said lot, 150 feet to the beginning.

Being the same property conveyed to Ben E. Biddix, Sr. and wife, Mattie Biddix, by deed from The Metropolitan Government of Nashville and Davidson County, Tenenssee on October 4, 1978 of record in Book 5347, page 72, Register's Office for Davidson County, Tennessee. The said Mattie Biddix having died leaving property to Ben E. Biddix, Sr. by right of survivorship.

Tract Two: Land in Davidson County, Tennesse, being Lot No. 13 in the Subdivision of Lot No. 16 of the Harding Lytle Tract, of record in Book 57, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 13 fronts 50 feet on the south side of Herman Street, and runs back between parallel lines 150 fee to an alley.

Being the same property conveyed to Mrs. Mattie Biddix and husband, Ben E. Biddix, Sr., by deed from Elizabeth Cobble, Mrs Alice Brown and husband Theodore Brown, on January 27, 1965, of record in Book 3886, page 550, Register's Office for Davidson County, Tennessee. The said Mattie Biddix having died leaving property to Ben E. Biddix, Sr. by right of survivorship.

Ben biddix, Jr. and Gwendlyon Biddix were appointed as conservators of the estate of Ben Biddix, Sr., as shown on Exhibit "A".

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 20, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 21, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1919 Herman Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 29, 2013.

Ben Biddix, JR
Ben Biddix, Jr., Conservator

Gwendlyon Biddix
Gwendlyon Biddix, Conservator

STATE OF COLORADO
COUNTY OF Adams

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ben Biddix, Jr. and Gwendlyon Biddix,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2013

My commission expires December 12th, 2016

Elizabeth Yslas
Notary Public

ELIZABETH N YSLAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124072693
MY COMMISSION EXPIRES DEC. 12, 2016

Exhibit "A"

☐District Court ✠Denver Probate Court Denver County, Colorado Court Address: 1437 S. Bannock Street, Rm 230 Denver, Colorado 80202	DATE FILED: January 25, 2013 ▲ COURT USE ONLY ▲
In the Interest of: **BEN BIDDIX, SR.** **Protected Person**	Case Number: 11PR1721 Division 1 Courtroom 224

LETTERS OF CONSERVATORSHIP - ADULT

BEN BIDDIX, JR. and GWENDLYON BIDDIX were appointed by Court Order on August 12, 2011 as:

☒Conservator pursuant to §15-14-409, C.R.S. **Letters expire on January 14, 2014.**

☐ Annual letters shall issue upon timely filing and approval of the Initial Care Plan and/or Inventory and Financial Plan.

☒ Annual letters shall issue upon timely filing and approval of next year's Guardian's Report and/or Conservator's Report.

These Letters of Conservatorship are proof of the Conservator's full authority to act, except for the following restrictions:

NONE

Date: 1/25/13

Probate Register/(Deputy)Clerk of Court

CERTIFICATION

Certified to be a true copy of the original in my custody and to be full and effect as of JAN 25 2013 (date).

Probate Register/(Deputy)Clerk of Court

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE