**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of February, 2013

Notary Public

MY COMMISSION EXPIRES: 12-10-16

(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20130031055 DEEDWARR
Recvd: 04/16/13 11:22 2 pgs
Fees: 13.00 Taxes: 83.25

20130416-0037744

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Olison D. Toe | NEW OWNER | 07102004600 |
| (NAME) | (NAME) | |
| 1212 Avondale Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julius A. Paschall, Trustee and Glenn D. Paschall, Secretary of the Amos Lodge #1**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Olison D. Toe,** hereinafter called the Grantee, his heirs and assigns, a 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. 16 Scruggs Subdivision of First Avondale as recorded in Book 161, page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trustees for Amos Lodge #1 by deed from J.B. Woodin and wife, Mary F. Woodin, dated March 7, 1972 of record in Book 4581, page 948, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1212 Avondale Circle, Nashville, TN 37207

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, has 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 **1st** day of **February, 2013**

Julius A. Paschall, Trustee

Glenn D. Paschall, Secretary

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julius A. Paschall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and is authorized to execute the instrument on behalf of Amos Lodge #1, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of Amos Lodge #1 by himself as Trustee.

Witness my hand and seal this 1st day of February, 2013.

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Glenn D. Paschall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary, and is authorized to execute the instrument on behalf of Amos Lodge #1, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of Amos Lodge #1 by himself as Secretary.

Witness my hand and seal this 1st day of February, 2013.

Notary Public

My Commission Expires: _____