BILL GARRETT, Davidson County
Trans:T20130047839 DEEDWARR
Recvd: 06/07/13 14:10 3 pgs
Fees:18.00 Taxes:92.50
20130607-0058255

WARRANTY DEED

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidosn
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iglesia Evangelica De La Fe Apostolica En Cristo Jesus of Smyrna	Same	07004008400
(NAME)	(NAME)	
2401 Whites Creek Pike		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Willie Smith, Helen Dean, Mae Evelyn Lathon, Leon Smith, Joyce Reed, Charles Dean and George Rosser**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Iglesia Evangelica De La Fe Apostolica En Cristo Jesus of Smyrna**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidosn County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the map showing Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for said County.

Said lot No. 4 fronts 100 feet on the Northerly side of White's Creek Pike and runs back between lines, 300 feet on the westerly line, and 295.5 feet on the easterly line, along the Westerly margin of Manila Street, to an alley in the rear, measuring 72.9 feet thereon.

Being the same property conveyed to George Sanders and wife, Laura Sanders, by deed from Merl R. Eppse and wife, Ruth D. Eppse, and Augustus Washington, of record in Book 2752, Page 3, Register's Office of Davidson County, Tennessee. George Sanders was also known as George Saunders. Laura Sanders was also known as Laura Saunders and Laura Scott Saunders. George Saunders predeceased Laura Saunders. Laura Saunders died leaving Scott Saunders and Mildred Rosser as her sole surviving issue. Her third child, Reginald Saunders, Sr. predeceased his mother, Laura Saunders, leaving one child, Reginald Saunders, Jr., who has since died leaving no issue. Laura Scott Saunders devised the above described property to Scott Saunders and Mildred Rosser by her Last Will and Testament, filed 11/23/92 in the Office of the Probate Court for Davidson County, Tennessee. Reference made to Affidavit of Inheritance of record in Book 8995, Page 951, said Register's Office. Scott Saunders conveyed his one-half interest in subject property to Leon Smith by deed dated 5/29/93 of record in Book 8995, Page 954, said Register's Office. Leon smith conveyed his one-half interest in subject property to Willie Smith, Helen Dean, Mae Evelyn Lathon, Leon Smith, Joyce Reed, Charles Dean and George Rosser by quitclaim deed dated September 11, 2007 of record in Instrument No. 20071102-0129761, Register's Office of Davidson County, Tennessee. Mildred Rosser (aka Mildred Saunders Rosser) has since died, her one-half interest ibn subject property vesting in her heirs and/or devisees, Willie Smith, Helen Dean, Mae Evelyn Lathon, Leon Smith, Joyce Reed, Charles Dean, Helen

Dean and George Rosser: reference made to Affidavit of Heirship of record in Instrument No. 200801310010226, said Register's Office.

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 2401 Whites Creek Pike, 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 **17th** day of **May, 2013**

Willie Smith by Charles Dean, Attorney in fact
Willie Smith by Charles Dean, Attorney in Fact
aka W. Hugh Smith.

Helen Dean by Charles Dean, Attorney in Fact
Helen Dean by Charles Dean, Attorney in Fact

Mae Lathon by Charles Dean, Attorney in fact
Mae Lathon by Charles Dean, Attorney in Fact

Leon Smith by Charles Dean, Attorney in fact
Leon Smith by Charles Dean, Attorney in Fact

Joyce Reed by Charles Dean, Attorney in fact
Joyce Reed by Charles Dean, Attorney in Fact

Charles Dean
Charles Dean

George Rosser by Charles Dean, Attorney in fact
George Rosser, by Charles Dean, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidosn

Personally appeared before me, the undersigned authority, **Willie Smith, Helen Dean, Mae Lathon, Leon Smith, Joyce Reed, Charles Dean and George Rosser**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **May, 2013**

Susan L. Heinrich
Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said Willie Smith, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Willie Smith, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058249

NOTARY PUBLIC

My Commission Expires: 8-29-2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said Helen Dean, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Helen Dean, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058253

NOTARY PUBLIC

My Commission Expires: 8-29-2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said Mae Evelyn Lathon, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Mae Evelyn Lathon, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058250

NOTARY PUBLIC

My Commission Expires: 8-29-2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said Leon Smith, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Leon Smith, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058254

NOTARY PUBLIC

My Commission Expires: 8-29-2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said Joyce Reed, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Joyce Reed, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058255

NOTARY PUBLIC

My Commission Expires: 8-29-2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Dean the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this 17th day of May, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/29/2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Charles Dean, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Charles Dean, to me known to be the person who executed the same as the free act and deed of the said George Rosser, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said George Rosser, and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of May, 2013.

20130607 0058252

NOTARY PUBLIC

My Commission Expires: 8/29/2014

STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L. HEIN
WILLIAMSON COUNTY