Davidson County DEEDWARR
Recvd: 08/06/13 10:34 3 pgs
Fees:18.00 Taxes:295.63
20130806-0082125

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of July, 2013, by and between Trustees of the GREATER GALILEE MISSIONARY BAPTIST CHURCH, party of the first part, and Andrew Terrell, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN THE 17 COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 80 AND PART OF LOT 79 ON THE PLAN OF **HOUSTON & HUMPHREY ADDITION,** RECORDED IN DEED BOOK 36, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF HUMPHREYS STREET AND THE EAST RIGHT OF WAY OF BROWN STREET SHOWN ON SAID PLAN;THENCE ALONG THE EAST RIGHT OF WAY OF BROWN STREET N 7° 13' 35' E, 149.97 FEET TO THE NORTH RIGHT OF WAY OF A 15 FOOT ALLEY;

THENCE ALONG SAID ALLEY S 82° 07' 02" E, 90.02 FEET TO AN IRON PIN;

THENCE LEAVING SAID ALLEY S 7° 13' 35" W, 149.97 FEET TO THE NORTH RIGHT OF WAY OF HUMPHREYS STREET;

THENCE WITH SAID HUMPHREYS STREET N 82° 07' 02" W, 90.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRE, MORE OR LESS.

According to Survey completed July 25, 2013 by Patrick S Coode, Tennessee Registered Land Surveyor No 855.

Being all or part of the same property conveyed to Being a portion of property conveyed to Greater Galilee Missionary Baptist Church, by virtue of that certain Warranty Deed dated October 16, 1996, at Book 10228, Page 289 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.** Subject to Stormwater Detention Agreement at Instrument No. 20010215-0014583.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Henry Harlin, Jr. Chairman
Rev. Henry Harlin, Jr, Chairman of The Trustee Board

Florett T. Harlin Church Clerk
Florett T Harlin, Church Clerk

Catrina M. Hewlett, TRUSTEE
Catrina M Hewlett, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, a Notary Public of said County and State, personally appeared Henry Harlin, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of the Trustee Board of The Greater Galilee Missionary Baptist Church the within named bargainer, and that he as such Chairman of the Trustee Board, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Chairman of the Trustee Board.
Witness my hand and seal, at office, this 31st day of July, **2013**.

Memorie White

My commission expires:
9-8-13

NOTARY PUBLIC

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, a Notary Public of said County and State, personally appeared Florett T Harlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Church Clerk of The Greater Galilee Missionary Baptist Church the within named bargainer, and that she as such Church Clerk, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Church Clerk.
Witness my hand and seal, at office, this 31st day of July, **2013**.

Memorie White

My commission expires: 9-8-13

NOTARY PUBLIC

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, a Notary Public of said County and State, personally appeared Catrina M Hewlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Greater Galilee Missionary Baptist Church the within named bargainer, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Trustee.
Witness my hand and seal, at office, this 31st day of July, **2013.**

Memorie White

NOTARY PUBLIC

My commission expires: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Andrew Terrell
2117 Westwood Ave #B
Nashville, TN 37212

Tax Parcel No 10507000500

Property Address: 440 Humphreys
Nashville, TN 37203

MAIL TAX
BILLS TO: Owner at owners address
2117 Westwood Ave #B
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2013.

Memorie White

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

20130709

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: