WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130081175 DEEDWARR
Recvd: 09/19/13 10:15 2 pgs
Fees: 13.00 Taxes: 173.90
20130919-0098643

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2day of August 2013.

Notary Public

MY COMMISSION EXPIRES: 2.11.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2271 Wilma Rudolph Blvd, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vine Glenn Missionary Baptist Church	CASH	11905030100
(NAME)	(NAME)	
216 Joyner Ave	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	, ,	
(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, **Louisianna C McClaron, a widow who has not remarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vine Glenn Missionary Baptist Church, Jeffery Hill, Lillian Rhodes and Evelyn Bostick as trustee**, 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of the Resubdivision of Block 25 and 24, and parts of Blocks 26 and 27, Cumberland Nurseries, of record in Book 161 at page 139, Register's Office for said County.

Said Lot No. 83 fronts 55 feet on the northerly side of Joyner Avenue and extends back between parallel lines 165 feet, more or less, to an alley in the rear.

Being the same property conveyed to Louisianna C. McClaron, a widow who has not remarried by deed from Edna McGill, Lillian Brown, Marian Lesley, Dolores Cantrell, Sherill Lynn Cantrell, Belinda J. Cantrell, Anita Zonobia Cantrell, Patricia Ann Cantrell, Wynona J. Cantrell, Walter Cantrell, Lucille E. Cantrell, Thomas J Cantrell, Jr., Willie B. Cantrell and Joe Scruggs, dated 10/30/1987 and recorded on 11/02/1987 in Book 7393, page 78, 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 ☒ property, known as 216 Joyner Ave, Nashville, TN 37210

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 27th day of August , 2013.

Louisianna C. McClaron By William C. Johnson, Attorney In Fact Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Louisianna C. McClaron By William C. Johnson, Attorney In Fact**, 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 27th day of **August**,2013.

Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY