BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
BILL GARRETT, Davidson County 300
Trans:T20130085514 DEEDWARR
Recvd: 10/03/13 10:14 4 pgs
Fees:23.00 Taxes:303.40
20131003-0103860

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Carolyn E. Leek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn E. Leek	Franklin American Mortgage Company	
(NAME) 3028 Delta Queen Drive	(NAME) 501 Corporate Centre Drive, Suite 400	62-2A-124CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KATHY HUDSON, CHARLES LUIS BLACKBURN, JUANITA DAVIS,WARREN NEAL WILLIAMS, CHAIMAN OF THE TRUSTEES FOR JOURNEY POINTE, JOHNNY MCALISTER, CHAIRMAN OF THE TRUSTEES FOR JUDSON BAPTIST CHURCH AND EVELYN SPICER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN E. LEEK, A MARRIED WOMAN,** 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. 124 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, pages 158-159, Register's office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Forrest B. Tolbert and wife, Maude C. Tolbert by Warranty Deed from Danny R. Perry and wife, Alice Faye Perry dated September 26, 1994, of record in Book 9476, page 820, said Register's Office. Forrest B. Tolbert died February 23, 2011 vesting title solely to Maude C. Tolbert as Tenants by the Entirety. Maude C. Tolbert died May 21, 2012. Linda Speiden and Kathy Hudson and Charles Luis Blackburn and Juanita Davis and Judson Baptist Church and Journey Pointe Church are the devisees under the Will of Maude Tolbert filed for record August 16, 2012 under Docket No. 12P1286, Probate Court for Davidson County, Tennessee.

Linda Speiden has since died. Evelyn Spicer is the devisee under the Will of Linda Speiden probated under Docket No. 12P1845, Probate Court for Davidson County, Tennessee. In their capacity as contingent beneficiaries of Linda Speiden, Dustin Speiden, Tracy Spicer, Kimberly H. Beane and Mark Spicer join in executing this Deed to convey any interest they may have in said property.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 158-159, said Register's Office; and (c) restrictive covenants of record in Book 6851, page 370 and Book 6982, page 747, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3028 Delta Queen Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 _____ day of September, 2013.

Juanita Davis by Judith Bevels Attorney in Fact

Juanita Davis, By: Judith Bevels, Attorney in Fact

Kathy Hudson by Judith Bevels Attorney in Fact

Kathy Hudson , By: Judith Bevels, Attorney in Fact

Judson Baptist Church

Johnny McAlister, chairman of Trustees

By: Johnny McAlister, Chairman of the Trustees

Charles Luis Blackburn by Judith Bevels Attorney in Fact

Charles Luis Blackburn, By: Judith Bevels, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Johnny McAlister, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chairman of the Board of Trustees of Judson Baptist Church, the within named bargainor, a not for profit corporation, and that he as such Chairman of the Board of Trustees of Judson Baptist Church, executed the foregoing instrument for the purpose therein contained by personally signing the name of the not for profit corporation as Chairman of the Board of Trustees.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2013.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

My Commission Expires:

State of Tennessee

County of Davidson

On this 30th day of September, 2013, before me personally appeared Judith Bevels, to me known to be the person who executed the foregoing instrument on behalf of Juanita Davis, Kathy Hudson and Charles Luis Blackburn and acknowledged that she executed the same as the free act and deed of Juanita Davis, Kathy Hudson and Charles Luis Blackburn.

WITNESS my hand and seal this 30th day of September, 2013.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

Dustin Speiden, By: Evelyn Spicer, Attorney in Fact

Tracy Spicer, By: Evelyn Spicer, Attorney in Fact

Kimberly H. Beane, By: Evelyn Spicer, Attorney in Fact

Mark Spicer, By: Evelyn Spicer, Attorney in Fact

Evelyn Spicer

State of Tennessee

County of Davidson

On this 30th day of September, 2013, before me personally appeared Evelyn Spicer, to me known to be the person who executed the foregoing instrument on behalf of Dustin Speiden, Tracy Spicer, Kimberly H. Beane and Mark Spicer and acknowledged that she executed the same as the free act and deed of Dustin Speiden, Tracy Spicer, Kimberly H. Beane and Mark Spicer.

WITNESS my hand and seal this 30th day of September, 2013.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Spicer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2013.

Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

The First Church of God d/b/a Journey Pointe

BY: Warren Neal Williams, Chairman of the Board of Trustees

State of Tennessee
County of Rutherford

Before me, the undersigned notary public of Rutherford County, Tennessee, personally appeared Warren Neal Williams, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chairman of the Board of Trustees of The First Church of God d/b/a Journey Pointe, the within named bargainor, a not for profit corporation, and that he as such Chairman of the Board of Trustees of The First Church of God d/b/a Journey Pointe, executed the foregoing instrument for the purpose therein contained by personally signing the name of the not for profit corporation as Chairman of the Board of Trustees.

Witness my hand and official seal at Murfreesboro, Tennessee this 1ST day of October, 2013.

Notary Public

My Commission Expires:

BARBARA D. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
10/18/2015