WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130094040 DEEDWARR
Recvd: 11/04/13 10:50 2 pgs
Fees:13.00 Taxes:666.00

20131104-0114173

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: Dec 6, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shehla Khan	New Owner	
(NAME)	(NAME)	
6211 Burkitt Road		18300016700
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Woodbine Baptist Church**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shehla Khan**, hereinafter called the GRANTEE(S), their heirs and/or 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 Tract 14B on the Final Subdivision Plan of "Re-Subdivision of Tract 14, Jennings Property", recorded in Plat Book 7900, page 824, as amended in Instrument 200809180095166, Register's Office for Davidson County, Tennessee .

Beginning at an iron rod on the easterly right-of-way of Burkett Road, said point being the southwesterly corner of John W. Vaughn, said point also being the northwesterly corner of subject tract; thence with the Vaughn Property, South 84 degrees 00 minutes 02 seconds East, 582.15 feet to an iron rod; thence South 5 degrees 59 minutes 57 seconds West, 476.60 feet to an iron rod; thence with the property of the Metropolitan Government of Nashville and Davidson County, North 88 degrees 05 minutes 29 seconds West, 9.94 feet to an iron rod; thence North 85 degrees 57 minutes 55 seconds West, 296.68 feet to an iron rod; thence with property of James L. Heard, North 22 degrees 59 minutes 11 seconds West, 192.98 feet to an iron rod on the easterly right-of-way of Burkett Road; thence with said right-of-way, North 9 degrees 11 minutes 38 seconds East, 319.17 feet to the point of beginning and containing 4.19 acres according to a survey made by R.L. Spears, Tennessee License No. 126, dated November 3, 1994.

Being the same property conveyed to Woodbine Baptist Church by Deed from Ernest D. Henson and wife, Shirley D. Henson, dated 12/28/1994 and filed for record on 02/03/1995 in Book 9588, Page 760, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee being described as follows: Beginning at an iron rod located at the northerly property line of Cain Ridge Park, thence South 67 degrees 23 minutes 29 seconds West following the property line of Cain Ridge Park a distance of 110 feet more or less, thence North 7 degrees 32 minutes 58 seconds East following Burkett Road right of way a distance of 209 feet more or less to an iron rod, thence South 22 degrees 59 minutes 11 seconds East following the property line of Woodbine Baptist Church a distance of 192.98 feet to the

beginning and containing .25 acres, more or less.

Being the same property conveyed to Cedar Hill Baptist Church by Deed from James L. Heard, Jr., dated 10/26/2009 and filed for record on 12/11/2009 in Instrument 200912110113304, Register's Office for Davidson County, Tennessee.

The said Cedar Hill Baptist Church and Woodbine Baptist church are one in the same.

All matters as set forth per Plat Book 7900, Page 824, Instrument 200809180095166, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 5977, Page 518, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6211 Burkitt Road, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 4th day of October, 2013.

WOODBINE BAPTIST CHURCH

Chris Walton, Trustee

Chris Walton
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Walton with whom I am personally acquainted and who proved himself to be the Trustee of Woodbine Baptist Church, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122