BOX 10-A

WARRANTY DEED

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20130101017 DEEDWARR
Recvd: 12/02/13 13:38 4 pgs
Fees:23.00 Taxes:362.60

20131202-0122431

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 $98,000.00

Rachel L Acevedo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 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
Marco A. Acevedo, et ux	Marco A. Acevedo, et ux	
(NAME) 6760 Old Nashville Hwy.	(NAME) 6760 Old Nashville Hwy.	147-8-69
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS) Murfreesboro, TN 37129	
(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, EVELYN SPICER, THE FIRST CHURCH OF GOD D/B/A JOURNEY POINTE, A NOT FOR PROFIT CORPORATION AND JUDSON BAPTIST CHURCH, A NOT FOR PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCO A. ACEVEDO AND WIFE, RACHEL L. ACEVEDO,** 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. 5, on the Plan of Cathey heights, Section 1, of record in Plat Book 2854, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maude C. Tolbert by Quitclaim Deed from Forrest B. Tolbert and Linda Speiden dated February 3, 2003, of record in Instrument No. 20041101-0130677, said Register's Office. The said Maude C. Tolbert has since died on 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) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2854, page 45, said Register's Office; and (c) sewer easement of record in Book 62802, page 52, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4811 Wales Ct., Nashville, TN 37211

(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.

Dustin Speiden, By: Evelyn Spicer, Attorney in Fact

Evelyn Spicer

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

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 official seal at Nashville, Tennessee this 26th day of November, 2013.

Commission expires:

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 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 26th day of November, 2013.

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

Notary Public

My commission Expires:

Witness our hands this 26 day of November, 2013.

Juanita Davis by Judith Bevels
Juanita Davis, By: Judith Bevels, Attorney in Fact

Kathy Hudson by Judith Bevels
Kathy Hudson , By: Judith Bevels, Attorney in Fact

Judson Baptist Church

By: Johnny McAlister, Chairman of the Trustees

Charles Luis Blackburn by Judith Bevels
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 Trustees of Judson Baptist Church, the within named bargainor, a not for profit corporation, and that he as such Chairman of the 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 Trustees.

Witness my hand and official seal at Nashville, Tennessee this 26 day of November, 2013.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires:

State of Tennessee

County of Davidson

On this 26th day of ~~September~~ November, 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 26 day of November, 2013.

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

Notary Public

My Commission Expires: 11/3/15

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 Davidson

Before me, the undersigned notary public of Davidson 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 Nashville, Tennessee this 26th day of November, 2013.

My Commission Expires:

Notary Public

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