BILL GARRETT, Davidson County
Trans:T20140011077 DEEDWARR
Recvd: 02/18/14 09:39 2 pgs
Fees:13.00 Taxes:1110.00
20140218-0013506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DAWN D. CHASE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Combs and Spencer Stephen Combs	Fidelity Homestead Savings Bank	105.05.0.008.00
(NAME) 1230 Villa Place	(NAME) 830 W. Causeway Approach, Ste. 1100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Mandeville, LA, 70471	
(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, **J. W. Frierson Church of Christ Development Foundation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew M. Combs, a married person and Spencer Stephen Combs and wife, Alexandra G. Combs,** 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. 4 of Block 37 on the plat of a Subdivision of Lots Nos. 37 and 52, O.B. Hayes' Rokeby Addition, of record in Book 547, page 2, Register's Office for said County.

Said Lot No. 4 fronts 56 feet on the easterly side of Villa Street and runs back 152 feet 10 inches on the southerly line and 152 feet 9 inches on the Northerly line, to an alley, on which it measures 56 feet more or less.

BEING the same property conveyed to J. W. Frierson Church of Christ Development Foundation by the Last Will and Testament of J. W. Frierson dated June 14, 1963, of record in Will Book 83, page 75, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to J. W. Frierson by Warranty Deed from Lillian White dated May 27, 1945 of record in Book 1944, page 331, Register's Office of Davidson County, Tennessee.

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 X property, known as 1230 Villa Place, Nashville, TN 37212

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 **12th** day of **February, 2014**

J.W. Frierson Church of Christ Development Foundation

By: Nathaniel Grimes, President

By: Phil V. McCandless, Vice President

By: Carl Carney, Treasurer

By: Lurried Vinson, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel Grimes, Phil V. McCandless, Carl Carney and Lurried Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Officers, and are authorized to execute the instrument on behalf of J.W. Frierson Church of Christ Development Foundation, the within named bargainors, and that they as such Officers, executed the foregoing instrument for the purposes therein contained, by signing the name of J.W. Frierson Church of Christ Development Foundation by themselves as Officers.

Witness my hand and seal this 12th day of February, 2014.

Notary Public

My Commission Expires: 12-10-16

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122