THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140028347 DEEDWARR
Recvd: 04/25/14 11:10 3 pgs
Fees:18.00 Taxes:222.00

20140425-0034965

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Glenn Beard, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Original Church of God or Sanctified Church, General Body	c/o Glenn Beard,. Jr.	MAP 06916016600
1818 Manchester Avenue	3927 Hydesdale Lane	PARCEL
Nashville, TN 37218	Nashville, Tennessee 37218	
(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, **Estate of Zanie Louise Taylor**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Original Church of God or Sanctified Church, General Body**

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:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as part of Tract No. 2 on the division of the Cundall property and known as Lot No. 2 according to a copy of a survey made by Hal R. Swann, Jr., June 8, 1957 and described as follows:

Beginning at an iron pin in the southerly margin of Manchester Avenue 61.85 feet southwesterly of the northerly corner of a tract conveyed to J. R. Coursey Home Builders, Inc., of record in Book 2651 page 251, Registers office for Davidson County, Tennessee; thence along said southerly margin of Manchester Avenue, south 34 degrees 47' west 61.85 feet to an iron pin; thence south 56 degrees 5' east 267.53 feet to an iron pin; thence north 34 degrees 12' east 61.3 feet to an iron pin; thence 266.77 feet in a northwesterly direction to the point of beginning.

Being the same property conveyed to Charles L. Taylor and wife Zanie L. Taylor by deed from J. R. Coursey Home Builders, Inc., of record in Book 2689, page 167, Registers office for Davidson County, Tennessee, dated July 9, 1957 and recorded on July 10, 1957.

Charles Leon Taylor and Zanie Louise Taylor having since Divorced, Docket No. 82D-3313, Davidson County Circuit Court.

Being the same property conveyed to Zanie Louise Taylor by deed from Charles Leon Taylor of record in Book 6215, page 168, Registers office for Davidson County, Tennessee, dated January 14, 1984.

The said Zanie Louise Taylor having since died and the said real property having been devised to Regina Louise Simpkins, now known as Regina Louise Wheeler, and Cynthia Lee Dyer, now known as Cynthia Lee Taylor by The Last Will and Testament of Zanie Louise Taylor probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division File No. 14P161.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1818 Manchester Avenue, Nashville, TN 37218.**

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 hand(s) this the 24th day of April, 2014.

Regina Louise Wheeler

Regina Louise Wheeler

Cynthia Lee Taylor

Cynthia Lee Taylor

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 **Regina Louise Wheeler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of April, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Cynthia Lee Taylor**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of April, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE