BILL GARRETT, Davidson County
Trans:T20140033066 DEEDWARR
Recvd: 05/13/14 11:01 2 pgs
Fees:13.00 Taxes:233.10

20140513-0040841

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashin Kavainda, Tar Naw Si, Thein Mon and Salai Win Nyunt	C/O Hla Tun	05900012800
	(NAME)	
604 Sophia Ct.	604 Sophia Ct.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we St. Petka Serbian Orthodox Church, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashin Kavainda, Tar Naw Si, Thein Mon and Salai Win Nyunt, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE MAP OF THE JOSEPH VESTER LANDS, OF RECORD IN PLAT BOOK 2, PAGE 87, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, AS FOLLOWS, TO-WIT:

BEGINNING AT AN OLD IRON PIPE IN THE EAST MARGIN OF WHITES CREEK PIKE AT THE NORTHWEST CORNER OF THE HEREIN
DESCRIBED TRACT; THENCE LEAVING SAID ROAD MARGIN AND WITH A SOUTH LINE OF THE EARLY LEARNING DAY CARE, INC. NORTH 65 DEGREES 41 MINUTES 04 SECONDS EAST 495.47 FEET TO A NEW IRON ROD; THENCE WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT SOUTH 09 DEGREES 53 MINUTES 29 SECONDS EAST 211.08 FEET TO A NEW IRON ROD; THENCE WITH A NORTH LINE OF JACKIE THOMAS, ET AL SOUTH 72 DEGREES 47 MINUTES 51 SECONDS WEST 485.93 FEET TO AN OLD IRON BAR IN THE EAST MARGIN OF WHITES CREEK PIKE; THENCE WITH SAID ROAD NORTH 09 DEGREES 04 MINUTES 37 SECONDS WEST 149.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.99 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION IS A PRIVATE CEMETERY AS REFERENCED IN PLAT BOOK 5200, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TN. EXACT LOCATION AND SIZE OF EXISTING CEMETERY IS NOT KNOWN.

BEING THE SAME PROPERTY CONVEYED TO ST. PETKA SERBIAN ORTHODOX CHURCH BY DEED FROM JIMMY SMITH, MARRIED, OF RECORD BY INSTRUMENT NO. 201001070001539, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 2725 Whites Creek Pike, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 9th day of May, 2014.

St. Petka Serbian Orthodox Church

BY: _____
Robert R. Blagojevich

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Robert R. Blagojevich, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged him/herself to be the designee of St. Petka Serbian Orthodox Parish, a/k/a St. Petka Serbian Orthodox Church, the within named bargainor, and that he, as such designee, being authorized so to do, executed the foregoing instrument as such designee for and on behalf of said Church for the purposes therein contained.

Witness my hand and seal this date May 9, 2014.

_____
Notary Public

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072