#8672

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067
File #14087

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Brittany Hutchison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus K. Hayes	New Owner	-092-06-0-081.00
(NAME)	(NAME)	
P.O Box 331988		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(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, **Ebenezer Community Church of Nashville, Inc., a Tennessee non-profit corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus K. Hayes,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 276 on the Map entitled Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 276 fronts 50 feet on the Northerly side of Morena Street and extends back between parallel lines, in a northerly direction, 150 feet to an alley, and is part of Block 13.

Being the same property conveyed to Ebenezer Community Church of Nashville, Inc. by deed from Michael Kellum, married of record in Instrument No. 20100428-0032406 Register's Office for Davidson County, Tennessee, dated April 27, 2010 and recorded on April 28, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any. all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2702 Morena Street, Nashville, TN 37208

(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.

BILL GARRETT, Davidson County
Trans:T20140061105 DEEDWARR
Recvd: 08/19/14 09:54 2 pgs
Fees:13.00 Taxes:212.75

20140819-0075050

Witness my hand this15th day of August, 2015.

Ebenezer Community Church of Nashville, Inc.

BY: Gwendolyn Covington

Gwendolyn Covington

Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of Williamson County, Tennessee, personally appeared Gwendolyn Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of Ebenezer Community Church of Nashville, Inc. the within named bargainor, a Tennessee non-profit corporation and that she as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the non-profit corporation as Authorized Agent.

Witness my hand and seal this 15th day of August, 2014.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027