File Box 8

BILL GARRETT, Davidson County
Trans:T20140070463 DEEDWARR
Recvd: 09/19/14 15:22 2 pgs
Fees:13.00 Taxes:777.00
20140919-0086385

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 56829
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Henock A. Zerit 716 McPherson Dr. Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 10600002702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Lino Toral, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Henock A. Zerit hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 1st Civil District of Davidson County, Tennessee, formerly the 6th Civil District and shown on the Plan of Nashville Christian Towers, Inc. in Plan Book 5210, Page 20, Register's Office for Davidson County ,Tennessee as "Houston Ezell Property" and bounded and described as follows:

North Murfreesboro Road

South-Nashville Christian Towers, Inc.

East-Nashville Christian Towers, Inc.

West Champaneria formerly Anderson

BEGINNING at a point in the southerly margin of Murfreesboro Road, at the northwesterly corner of the Plan of Nashville Christian Towers, Inc., of record in Book 5210, Page 20, said Register's Office; thence with the southerly margin of Murfreesboro Road North 69° 39' West 100 feet to a point; thence leaving the southerly margin of West 150 feet to a point; thence leaving Champaneria with a line common to the above-referenced Plan of Nashville Christian Towers, Inc., South 69° 39' East 100 feet to a point; thence with a line common to the above referenced Plan of Nashville Christian Towers, Inc., North 27° 52' East 150 feet to the point of beginning.

Being the same property conveyed to Lino Toral by Warranty Deed from Nashville Christian Towers, Inc., dated October 4, 2004, recorded October 8, 2004 in Instrument No. 20041008-012230, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210 Page 20, said Register's Office, to which plan reference is hereby made for a more complete description; easement for sanitary sewers or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5116, Page 724, said Register's Office; title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property, known as: 895 Murfreesboro Pike, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2014.

Lino Toral

State of TENNESSEE
County of DAVIDSON

On this 18th day of September, 2014 , before me the undersigned authority, personally appeared Lino Toral, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Sworn and subscribed before me this the 18th day of September, 2014

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public