McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th 14th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Earl Cherry, III	New Owner	Parcel ID:
4108 Murphy Road		10308002900
Nashville, TN 37209		

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, we

Mid-South District Church of the Nazarene, Inc., Successor to Nazarene Immanuel Church, which is now dissolved

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto surivorship
William Earl Cherry, III and Charlotte Pershing Buehler, both unmarried, tenants in common with full right of /
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 the westerly part of Lot No. 7 on the Map of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75.25 feet on the north side of Minnesota Avenue, formerly Murphy Road, and runs back 203.6 feet on the westerly line and 196.25 feet on the easterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Claude P. Jackson, J.D. Hemby, and R. L. Dugan, Trustees for the Nazarene Immanuel Church, by deed from Paul E. Dunn and wife, Jessie I. Dunn, of record in Book 2085, Page 467, said Register's Office, dated June 13, 1952. The said Nazarene Immanuel Church now being dissolved.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 61, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4108 Murphy Road, Nashville, TN 37209

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.

The effective date of this transfer is January 13th, 2015.

Witness my hand this 13th 14th day of January, 2015.

Mid-South District Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton
Vice-President

BILL GARRETT, Davidson County
Trans:T20150006085 DEEDWARR
Recvd: 01/26/15 10:28 2 pgs
Fees:13.00 Taxes:1258.00
20150126-0007205

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice-President respectively of the Mid-South District Church of the Nazarene, Inc. the within named bargainer, and corporation, and that he/she as such Vice-President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jeffrey A. Sexton as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 2015.

My Commission Expires: 1-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.