STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Subscribed and sworn to before me, this 4th day of May, 2015.

My Commission Expires: 3-7-2017

Affiant

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150034351 DEEDWARR
Recvd: 05/05/15 10:44 2 pgs
Fees:13.00 Taxes:222.00
20150505-0040685

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*TAYLOR TITLE & ESCROW, INC.*
*305 RAYON DRIVE*
*OLD HICKORY, TN 37138*

2732

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| JENNIFER O'NEILL MINISTRIES, INC.<br>being a portion of:<br>3920 BRICK CHURCH PIKE<br>NASHVILLE, TN 37207<br><br>MAP & PARCEL NO. p/o 041-00-0-104.00 | JENNIFER O'NEILL MINISTRIES, INC.<br>30 HILLENGLADE DRIVE<br>NASHVILLE, TN 37207 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

*JOHNETTE Y. FORT n/k/a JOHNETTE YOUNG PADGETT, a married woman,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*JENNIFER O'NEILL MINISTRIES, INC.,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the right-of-way of Brick Church Pike, said point being the northeast corner of Property Map 41, Parcel 104 in Nashville, Davidson County, Tennessee; thence with the north line of said parcel S 87 deg 58 min 04 sec W 1362.23 feet to the POINT OF BEGINNING; thence S 87 deg 58 min 04 sec West 425.02 feet to a point; thence S 08 deg 13 min 55 sec W 284.46 feet to a point; thence S 82 deg 39 min 04 sec E 433.39 feet to a point; thence N 05 deg 47 min 01 sec E 353.84 feet to the point of beginning, according to an unrecorded survey by Brackman Land Surveying, RLS #1684, dated April 29, 2013, containing 136,129.59 sq. ft. or 3.13 acres, more or less.

Being a portion of the same property conveyed to Johnette Y. Fort, unmarried by Warranty Deed from Elsa Knewitz and husband, Jochen Knewitz, dated July 29, 2000, and filed of record on August 2, 2000, in Instrument No. 20000802-0076233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND

RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: a portion of 3920 BRICK CHURCH PIKE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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.

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

WITNESS MY HAND THIS 4TH DAY OF MAY, 2015.

Johnette Y. Fort n/k/a
Johnette Young Padgett

JOHNETTE Y. FORT n/k/a
JOHNETTE YOUNG PADGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2015, before me personally appeared Johnette Y. Fort n/k/a Johnette Young Padgett, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

Jamie L. Taylor
Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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WARRANTY DEED

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