BILL GARRETT, Davidson County
Trans:T20150044993 DEEDWARR
Recvd: 06/08/15 15:25 2 pgs
Fees:13.00 Taxes:360.38
20150608-0053699

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Map/Parcel
54-6

WARRANTY DEED

FROM:
JESUS F. TIRAO
515 Lentz Dr.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
CHRISTIAN SCHOOLS, INC.
619 Due West Ave.
Madison, TN 37115

NAME & ADDRESS OF NEW OWNER:
CHRISTIAN SCHOOLS, INC.
619 Due West Ave.
Madison, TN 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jesus F. Tirao and wife, Lynda Tirao**, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **Christian Schools, Inc.**, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 11th Civil District of Davidson County, Tennessee being Lot No. 4 of the Medical Center Plan of record in Book 4460, page 158, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 198.31 feet along the easterly margin of Lentz Drive, and extends back 196.35 feet on the south line, and 195.29 feet on the north line, to a line on the rear measuring 219.07 feet.
>
> Being the same property conveyed to Jesus F. Tirao and wife, Lynda Tirao, by deed from Drew R. Maddux, Trustee, Dated December 15, 1978, of record in Book 5384, Page 46-47, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 515 Lentz Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered, except as of record. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 4th day of June, 2015, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

Jesus F. Tirao

Jesus F. Tirao

Lynda Tirao

Lynda Tirao

STATE OF NEVADA
COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Jesus F. Tirao and wife, Lynda Tirao**, the within named bargainor*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Las Vegas, NV, ~~Tennessee~~, on this the 4th day of June, 2015.

Claudette J. Moore

NOTARY PUBLIC

CLAUDETTE J. MOORE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-13-15
Certificate No: 89-4765-1

My Comm. Expires: 8-13-15

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $97,400.00.

Catrina Howard

Affiant

Sworn to and subscribed before me on this the 21st day of May, 2015.

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Sharon L. Head

NOTARY PUBLIC
My Comm. Expires: 4/25/17

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