BILL GARRETT, Davidson County
Trans:T20150047956 DEEDWARR
Recvd: 06/16/15 16:12 2 pgs
Fees:13.00 Taxes:1313.50
20150616-0057430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 12TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin A. Nelson, a married woman	Same as new owner	06209000200
	(NAME)	
3907 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1903		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ginny Tacker and Mike Miller, Trustees of the Inglewood Methodist Church, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Caitlin A. Nelson, a married woman, hereinafter called the Grantees, their heirs and assigns, that 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. 6 OF BLOCK "I" ON THE PLAN OF JACKSON PARK, SECTION 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, SURVEYOR, DECEMBER 6, 1948, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF BRUSH HILL ROAD, AT THE CORNER OF LOTS NOS. 5 AND 6, SAID BEGINNING POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO G.D. KITCHEN AND WIFE, ELSIE EARL KITCHEN, BY DEED FROM JACKSON REALTY COMPANY, INC., OF RECORD IN BOOK 1730, PAGE 501, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN LOTS NOS. 5 AND 6 AND KITCHEN'S SOUTH LINE, WESTWARDLY 265 FEET, MORE OR LESS, TO THE CORNER OF LOTS NOS. 5, 6, 11 AND 12; THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 11, SOUTHWARDLY 168.8 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT NO. 7; THENCE WITH THE LINE BETWEEN LOTS NOS. 6 AND 7, EASTWARDLY 265 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF BRUSH HILL ROAD; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTHWARDLY 150 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO TEN-FOOT EASEMENT FOR PUBLIC UTILITIES ALONG THE WESTERLY LINE OF PREMISES AND 75-FOOT BUILDING SETBACK LINE FROM BRUSH HILL ROAD, AS SHOWN ON THE UNRECORDED MAP OF JACKSON PARK, SECTION 3, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO J.E. MALONE, SAM MCMAHON, ROBERT EPLEY, D.W. TAYLOR, JAMES CASTELOW, P.H. MULLEN, HERMAN J. LINK, J.T. GILL AND TOM CLARK, TRUSTEES OF THE INGLEWOOD METHODIST CHURCH, BY WARRANTY DEED DATED MAY 21, 1965 FROM HUGH J. BRADLEY AND WIFE, SARA J. BRADLEY, OF RECORD IN BOOK 3895, PAGE 641, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3907 Brush Hill Road, Nashville, TN 37216-1903
(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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 12th day of June, 2015.

TRUSTEES OF THE
INGLEWOOD METHODIST CHURCH

BY: Ginny Tacker, Trustee
Ginny Tacker, Trustee

BY: Mike Miller, Trustee
Mike Miller, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Miller and Ginny Tacker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Inglewood Methodist Church, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 12th day of June, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

