Davidson County	DEEDWARR
Recvd: 06/22/15 16:12	4 pgs
Fees:23.00 Taxes:1147.00	
20150622-0059720	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nashville Chin Baptist Church	Nashville Chin Baptist Church	174 00 0 091.00
(NAME)	(NAME)	
5738 Cane Ridge Rd	1240 Brentwood Highlands Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ten Thousand And No/100 Dollars ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Leon Kieffer and wife, Sherry D. Kieffer,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville Chin Baptist Church**, 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 situated in the 31st Counilmanic District of Davidson County, Tennessee and being a portion of the Harold L. Kieffer, Sr. 19.2 acre tract as evidenced in Deed Book 5833, Page 274 and being more particularly described according to a survey dated May 13, 1995 by Robert J. Morris, R.L.S. No. 748 as follows; Beginning at an iron pin set at the base of an 8 inch diameter Hackberry Tree and in the right of way of Cane Ridge Road and in the northwest corner of Harold L. Kieffer, Sr. 19.2 acre tract and the southwest corner of the James R. Kieffer 33.53 acre tract, said P.O.B. lies 3762 feet south of Old Franklin Road; Thence North 81 degrees 33 minutes 00 seconds East for a distance of 685.29 feet and running with the line of James R. Kieffer to an iron pin set; Thence South 02 degrees 00 minutes 17 seconds East for a distance of 239.50 feet to an iron pin set;

Thence South 65 degrees 17 minutes 56 seconds West for a distance of 620.62 feet to an iron pin set in the east right of way of Cane Ridge Road;

Thence along a curve to the right having a radius of 461.00 feet and an arc length of 248.59 feet, being subtended by a chord of North 23 degrees 30 minutes 08 seconds West for a distance of 245.59 feet to an iron pin set on the easterly right of way of Cane Ridge Road;

Thence North 08 degrees 03 minutes 15 seconds West for a distance of 174.51 feet with an east right of way of Cane Ridge Road to the point of beginning.
File Number: NAT-152060

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.006 acres more or less.

Being a portion of the same property conveyed to Harold L. Kieffer, Sr. and wife, Evelyn C. Kieffer by Warranty Deed from Harold L. Kieffer, Jr. and wife, Sandra Kay Kieffer dated December 22, 1981 and recorded December 22, 1981 in Book 5833, Page 274 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Leon Kieffer by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated December 22, 1995 and recorded April 3, 1996 in Book 10004, Page 158 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Leon Kieffer by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated January 4, 1996 and recorded April 3, 1996 in Book 10004, Page 162 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Leon Kieffer by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated December 22, 1995 and recorded April 3, 1996 in Book 10004, Page 166 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Leon Kieffer by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated December 26, 1995 and recorded April 3, 1996 in Book 10004, Page 170 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Leon Kieffer and wife, Tina Kieffer by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee dated December 29, 1995 and recorded April 24, 1996 in Book 10025, Page 907 in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert Leon Kieffer by Quitclaim Deed from Tina Kieffer dated November 13, 1998 and recorded November 17, 1998 in Book 11207, Page 950 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5738 Cane Ridge Rd, Antioch, TN 37013

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, has 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.

Sherry D. Kieffer wife of Robert Leon Kieffer, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which she may have in said property by virtue of her marriage or otherwise.

Witness our hands this 18th day of June, 2015.

Robert Leon Kieffer

Sherry D. Kieffer

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robert Leon Kieffer and Sherry D. Kieffer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-152060

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith