THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
105 Sycamore Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com

BILL GARRETT, Davidson County
Trans:T20150053734 DEEDWARR
Recvd: 07/02/15 15:13 3 pgs
Fees:18.00 Taxes:3.70
20150702-0064501

ADDRESS NEW OWNER(S):

FIRST BAPTIST CHURCH JOELTON INC.
C/O TRUSTEES OF FIRST BAPTIST CHURCH JOELTON
7106 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080-8632

SEND TAX BILLS TO:
Same

PARCEL: P/O 022-00-0-102.00

WARRANTY DEED

THAT 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, **I, CHRISTINE RUDYE STARK, successor trustee for the LARRY GAYLON VIVRETTE TRUST as created in the Last Will and Testament of James Morton Vivrette (Instrument Number: 20150518-0045493 Davidson County Register of Deeds in Nashville, Tennessee)**, hereinafter called the Grantor(s), **their** heirs and assigns, have bargained and sold, and by these presents do hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto the trustees of **FIRST BAPTIST CHURCH JOELTON, INC.** in the care of **MARK COMEAUX,** Trustee/Chairman of the Board of Trustees, the Grantee(s) herein, their heirs and assigns, certain

tracts or parcels of land located in the **1st** Councilmanic District of Davidson County, Tennessee, described as follows:

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Virginia Elizabeth Brown and James Lanius Vivrette, by Charles Wayne Stark, Executor under the Last Will and testament of James Morton Vivrette, in an Executor Deed of record in Deed Book: 11391, Page 73, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (new), in the westerly boundary of a tract of land which belongs to Mazella Melton, having a deed reference in Deed Book 5136, Page 18, RODCT, said iron pin being located from an iron pin (old), in the southerly margin of Union Hill Road, the northwest corner of said tract of land which belongs to Mazella Melton, S 12°22'43" E, 255.17 feet, to the point of beginning, the northeast corner of this tract and continuing, as follows: S 12°22'43" E, 148.93 feet to an iron rod (old), the southwest corner of said tract of land which belongs to Mazella Melton, a corner of a tract of land which belongs to First Baptist Church of Joelton, Inc, having deed references in Instrument No. 19991222-0306362, RODCT, and Deed Book 10112, Page 859, RODCT; thence with the boundary of said tract of land which belongs to First Baptist Church of Joelton, Inc., as follows: S 73°42'02" W, 91.21 feet to an iron pin (old); thence, N55°31'14" W, 25.95 feet to an iron pin (old); thence, N 79°32487" W, 72.10 feet to an iron pin (old); thence, N 12°08'14" W, 108.26 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to First Baptist Church of Joelton, Inc.; thence with a new line, N 77°37'17" E, 174.73 feet, to the point of beginning, containing 0.56 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated December 11, 2013 CAD File#: 130260S2. The above described tract of land may be found on Tax Map 22, part of Parcel 102, in the Tax Assessor's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to the Larry Gaylon Vivrette Trust from the estate of James Morton Vivrette by deed of record at Book: 11391, Page: 73-77 with a reference Number: 0563042 in the Register's Office of Davidson County, Tennessee in Nashville recorded on or about March 18, 1999. Co-Trustees Virginia Elizabeth Brown and James Lanius Vivrette having passed with Christine Rudye Stark serving as successor trustee for said trust.

THIS deed is subject to the description and information such as easements, setbacks, and other related information that may be found on plat of record recorded under Instrument Number: 201502110012691 in the Register's Office of Davidson County, Tennessee in Nashville and as shown on the survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated December 11, 2013 CAD File#: 130260S2. Both plat and survey show a subsurface sewage disposal area easement measuring 85' x 103'.

This is unimproved property generally located at the rear of said property: 3347 Union Hill Road, Joelton, Tennessee 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), **their** heirs assigns, forever; and **I** do covenant with the said Grantee(s) that **I** am 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 **I** do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), **their** heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 1st day of ~~June~~ July **2015**.

Christine Rudye Stark

CHRISTINE RUDYE STARK, GRANTOR

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 bargainor, **CHRISTINE RUDYE STARK,** successor trustee of the **Larry Gaylon Vivrette Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Joelton, TN 37080 this the 1st day of July 2015.

Tina L Melton

Notary Public

My Commission Expires: 9-11-17

TINA L. MELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ONE THOUSAND DOLLARS ($1,000.00).**

Marc Comeaux

MARC ~~MARK~~ **COMEAUX, TRUSTEE/CHAIRMAN OF THE BOARD FOR THE TRUSTEES OF JOELTON FIRST BAPTIST CHURCH, INC.**

Sworn to and subscribed before me, this 1st day of July 2015.

Tina L Melton

Notary Public

My Commission Expires: 9-11-17

TINA L. MELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.