BILL GARRETT, Davidson County
Trans:T20150062897 DEEDWARR
Recvd: 07/31/15 08:30 3 pgs
Fees:18.00 Taxes:1202.50
20150731-0075463

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
John S. Blackwell 3080 Leeville Pike Lebanon, TN 37090	Same	083-04-0-0-120.00 083-04-0-0-120.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH by and thru Dave Johnson, Trustee and Fred Donaldson, Pastor,** have this day bargained and sold, and do hereby transfer and convey unto the said **JOHN S. BLACKWELL, individually,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I

Land in Davidson County, Tennessee, being the south 200 feet of Lot No. 31, as shown on the map entitled Rosebank Subdivision of the J. W. Church Tract, of record in Book 547, Page 48, Register's Office for Davidson County, Tennessee.

Said south portion of said Lot No. 31 fronts 164 feet on the north side of Carter Street, and runs back a distance of 200 feet with the margin of Preston Avenue on the east side and the east line of Lot No. 30 (erroneously referred to in prior conveyances as Lot No. 32) of said subdivision on the west side.

Being the same property conveyed to the TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH, by deed from DUANE PRICE, JAMES CARPENTER, AND FRANK TELFORD, TRUSTEES OF THE PRESTON DRIVE BAPTIST CHURCH, of record in Book 4289, Page 353, dated November 23, 1968, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being part of Lots No. 30 and 31, as shown on the map entitled Rosebank Subdivision of the J. W. Church Tract, of record in Book 547, Page 48, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 30 and 31 adjoin and front together 40 feet on on the westerly side of Preston Avenue and run back between lines 160.5 feet more or less to a broken line in the rear.

Being the same property conveyed to PORTER HEIGHTS BAPTIST CHURCH, by deed from E. D. JONES, TRUSTEE, of record in Book 4764, Page 529, dated November 13, 1973, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $325,000.00.
Subscribed and sworn to before me,
this 27 day of July, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 2329 Carter Street and 1210 Preston Drive, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 27 day of July, 2015.

TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH

DAVE JOHNSON, TRUSTEE

FRED DONALDSON, PASTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH by and thru DAVE JOHNSON, TRUSTEE, and FRED DONALDSON, PASTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of Porter Heights Baptist Church, the within named bargainor, a church, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as trustees (or other authorized officer).

Witness my hand, at office, this 27 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

