NEW OWNER:
Louann D. Brown
3071 Elm Hill Pike
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 15-1120

Map & Parcel ID# 10800013200

Space for Recorder's Stamp
BILL GARRETT, Davidson County
Trans:T20150079773 DEEDWARR
Recvd: 09/18/15 15:03 3 pgs
Fees:18.00 Taxes:555.00
20150918-0095197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MIRACLE BAPTIST CHURCH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RICKEY L. BROWN, LOUANN D. BROWN, ROBERT BROWN and REBECCA BROWN** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land located in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Map of the Division of the lands of John Blair, deceased, as of record in Minute Book F, Page 440, County Court for Said County, described as follows according to a survey made by T. R. Sanford, Surveyor, dated April 25, 1961.
>
> Beginning in the center of Elm Hill Pike, at a point 100 feet east of the northeast corner of the property conveyed to Andrew Davis by deed from William R. Hobson and wife, as of record in in Book 1725, Page 205, in the Register's Office for Davidson County, Tennessee; thence South 1° 20' West 300 feet to an iron pin; thence North 86° 15' west 100 feet to an iron pin in said Davis' easterly line; thence with said line, South 1° 20' West 250 feet to a stake; thence with Davis' northerly line, South 86° 15' East 555 feet to the westerly boundary line of Will Blair's land; thence with his line, North

2° 25' East 250 feet to a point 300 feet south of the center line of Elm Hill Pike; thence North 86° 15' West 200 feet to an iron pin; thence North 2° 25' East 300 feet to the center of Elm Hill Pike; thence with the center of the same, North 86° 15' West 258 feet to the beginning.

Being the same property conveyed to **Miracle Baptist Church** by Quitclaim Deed from East Donelson Baptist Church, dated July 21, 2010 and of record in Instrument Number 20100729-0059498, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3085 ELM HILL PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of September, 2015.

MIRACLE BAPTIST CHURCH

By: Paul R. Leftrick Trustee
PAUL R. LEFTRICK, Trustee

By: Michael C Bass Trustee
MICHAEL C. BASS, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **PAUL R. LEFTRICK and MICHAEL C. BASS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **TRUSTEES** of **MIRACLE BAPTIST CHURCH**, the within-named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the corporation by signing their names as such authorized officers.

WITNESS my hand and official seal at office this 16th day of September, 2015.

NOTARY PUBLIC

My commission expires: ~~TENNESSEE~~

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of September, 2015.

NOTARY PUBLIC

My commission expires: ~~TENNESSEE~~

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018