WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100460 DEEDWARR
Recvd: 11/25/15 11:35 2 pgs
Fees:13.00 Taxes:555.00

20151125-0119713

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 06-19-16

(AFFIX SEAL)

ASHLEY M. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fifteenth Avenue Baptist Church	NEW OWNER	08116027700
(NAME)	(NAME)	
929 Scovel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Delores Smith** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fifteenth Avenue Baptist Church**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, being the northerly 89.5 feet of Lot No. 9 on the Map of McGavock's Plan of lots, as of record in Book 21, page 23, Register's Office for said County, and being more particularly described as follows:
Beginning at an iron pin in the southerly margin of Scovel Street, said iron pin being located No. 70 degrees E. 200 feet from the easterly margin of 10th Avenue North, and being the common lot corner 9 and 10 on the above mentioned plan, running thence with the southerly margin of Scovel Street, No. 70 degrees E. 50 feet to an iron pin, said pin being the common corner of Lots Nos. 8 and 9, running thence with lots line 8 and 9, So. 20 degrees E. 89.5 feet to an iron pin, thence So. 70 degrees W. 50 feet to an iron pin in the common Lot line 9 and 10, thence with lot line 9 and 10, No. 20 degrees W. 89.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, April 8, 1950.

Being the same property conveyed to Delores Smith by Quit Claim Deed dated 04/09/1980 from Janie N. Sharpe, widow of record in Book 5589, Page 124, Register's Office for Davidson County, Tennessee. Said Janie N. Sharpe having retained a life estate in said property.(Janie N. Sharpe having since died on August 6, 2011).

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plat Book 21, Page 23, said Register's Office.
No insurance is afforded as to the exact amount of acreage contained in the property described herein.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.
2015 County of Davidson taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 929 Scovel Street, Nashville, TN 37208

(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 interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

*Delores Smith A/K/A Dolores Smith

Witness my hand this 20th day of November, 2015.

Delores C Smith

Delores Smith

State of Tennessee
County of Williamson

Personally appeared before me Delores Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2015.

Notary Public _____
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

