FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,693.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 7, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150103489 DEEDWARR
Recvd: 12/08/15 09:28 2 pgs
Fees:13.00 Taxes:194.96
20151208-0123311

Sheila Rae Sumner County, TN STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Troupe	**SAME AS NEW OWNER**	**P/O 025-00-0-060.00**
(NAME) **6816 Bethel Road**	(NAME)	
(ADDRESS) **Greenbrier, TN 37073**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Trustees of McFerrin Missionary Baptist Church, formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated Church Association,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Troupe,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

Beginning at an iron pin in the westerly right-of-way of Dickerson Pike, being the northeast corner of a tract owned by Robert Burton, and being the southeast corner of this tract. Thence, with Burton, N 78 degrees 38 minutes 29 seconds W, 400.00 feet to an iron pin; thence, S 06 degrees 41 minutes 07 seconds W, 154.00 feet to an iron pin; thence, N 84 degrees 20 minutes 42 seconds W, 1128.60 feet to an iron pin; thence, N 50 degrees 26 minutes 11 seconds E, 364.73 feet to an iron pin; thence, S 83 degrees 00 minutes 03 seconds E, 301.44 feet to an iron pin; thence, S 82 degrees 45 minutes 41 seconds E, 506.99 feet to an iron pin; thence, S 83 degrees 01 minute 44 seconds E, 500.84 feet to an iron pin in the westerly right-of-way of Dickerson Pike; thence, S 23 degrees 30 minutes 28 seconds W, 117.77 feet to the point of beginning, containing 6.67 acres, more or less per a survey by C&K Surveyors LLC, dated October 12, 2015.

This conveyance is subject to an unrecorded 40'x50' easement for ingress-egress that benefits Tract 2 and Tract 3.

Being part of the same property conveyed to the Trustees of McFerrin Missionary Baptist Church, formerly and a/k/a McFerrin Avenue Missionary Baptist Church, an unincorporated church association, by Warranty Deed from C.R. Burton, Jr., William C. Burton and Robert F. Burton, filed for record on January 8, 2002 at Instrument Number 20020108-0002643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **Tract #1 Dickerson Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **December, 2015**.

Trustees of McFerrin Missionary Baptist Church

Brad Shoulders Trustee/Director
By: Brad Shoulders, Trustee/Director

Jeff Oldham Trustee/Director
By: Jeff Oldham, Trustee/Director

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Brad Shoulders and Jeff Oldham, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees/Directors of McFerrin Missionary Baptist Church, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of McFerrin Missionary Baptist Church.

WITNESS my hand and official seal on 12/07/2015.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Trustees of McFerrin Missionary Baptist Church**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **December, 2015**.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
Exp: 2/6/18