FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$44,233.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 7, 2015.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150105126 DEEDWARR
Recvd: 12/14/15 09:56 2 pgs
Fees: 13.00 Taxes: 163.66
20151214-0125188

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn D. Milanovich	**SAME AS NEW OWNER**	**P/O 2500-060.00 000**
(NAME) **103 Roanoke Drive**	(NAME) ~~431 W. Old Hickory Blvd.~~	
(ADDRESS) **Goodlettsville, TN 37072**	(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 **Dawn D. Milanovich,** 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 3

Beginning at an iron pin in the westerly right-of-way of Dickerson Pike, being the southeast corner of a tract owned by The Church of The Living Water, and being the northeast corner of this tract. Thence, S 23 degrees 30 minutes 28 seconds W, 52.16 feet to an iron pin; thence, N 83 degrees 01 minute 44 seconds W, 515.58 feet to an iron pin; thence, N 82 degrees 45 minutes 41 seconds W, 506.68 feet to an iron pin; thence, N 83 degrees 00 minutes 03 seconds W, 311.99 feet to an iron pin; thence, S 73 degrees 24 minutes 25 seconds W, 349.16 feet to an iron pin; thence, N 82 degrees 36 minutes 29 seconds W, 865.08 feet to an iron pin; thence, N 06 degrees 36 minutes and 47 seconds E, 167.00 feet to an iron pin; thence, S 82 degrees 36 minutes 29 seconds E, 464.31 feet to an iron pin; thence, S 83 degrees 00 minutes 00 seconds E, 1034.09 feet to an iron pin; thence, S 82 degrees 45 minutes 41 seconds E, 515.96 feet to an iron pin; thence, N 13 degrees 01 minute 05 seconds W, 25.12 feet to an iron pin; thence, S 83 degrees 04 minutes 43 seconds E, 93.62 feet to an iron pin; thence, S 83 degrees 52 minutes 29 seconds E, 56.95 feet to an iron pin; thence, S 06 degrees 47 minutes 17 seconds W, 24.34 feet to an iron pin; thence, S 82 degrees 57 minutes 51 seconds E, 128.70 feet to an iron pin; thence, S 83 degrees 01 minute 44 seconds E, 250.26 feet to the point of beginning, containing 6.23 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 along the front of Tract 1 and Tract 2 for the benefit of this 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 #3 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