10463
Box13

BILL GARRETT, Davidson County
Trans:T20160019850 DEEDWARR
Recvd: 03/10/16 14:16 2 pgs
Fees:13.00 Taxes:897.25
20160310-0023168

WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSE
COUNTY OF WILLIAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Feb, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2016-0037

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline DeSelms Wolfe, Trustee of One Tree Community Church Trust	New owner	147-02-154.00
(NAME) 4936 Salem Dr	(NAME)	
(ADDRESS) Nashville Tn 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sovereign Grace Baptist Church,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline DeSelms Wolfe, Trustee of One Tree Community Church Trust,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Abbay Hall, Section II, of record in Plat Book 2331, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sovereign Grace Baptist Church by Warranty Deed from Trinity Fellowship of Nashville, Inc. n/k/a The Grace Community, of record in Book 10912, Page 208, Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 4, 1998. (Value or consideration shown in aforementioned Deed $108,700.00)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 38, Register's Office for Davidson County, Tennessee. Easement(s) as set forth in instrument of record in Book 2438, Page 108, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

This property, known as 437 Coventry Drive, Nashville, TN 37211-4505
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 26th DAY OF February, 2016.

Sovereign Grace Baptist Church

BY: _____ as deacon
Robert Plummer, Jr., Deacon

BY: _____ by proxy
Steve Clothier, Deacon

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Robert Plummer, Jr. and Steve Clothier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves as Deacons of Sovereign Grace Baptist Church., the within named bargainor, a corporation, and that Robert Plummer, Jr. and Steve Clothier, as such Deacons, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation themselves as Deacons of said corporation.

Witness my hand and official seal, this the 26th day of February, 2016

_____
Notary Public

My Commission Expires: 9/5/16

(SEAL)

