BILL GARRETT, Davidson County
Trans:T20160020545 DEEDWARR
Recvd: 03/14/16 11:04 2 pgs
Fees:13.00 Taxes:388.50

20160314-0023883

WARRANTY DEED

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunnymeade LLC	Same as new owner	061-15-0-160.00
(NAME)	(NAME)	
4618 Grinstead Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Inglewood Church of the Nazarene,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sunnymeade LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 36, Block "B" on the Map showing the resubdivision of Sunnymeade, Unit No. 1, and the subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, which is the same as Lot No. 36, Block "B" on the Map of Sunnymeade, Unit No. 1 of record in Book 843, pages 4 and 5, Register's Office for said County.

Said Lot No. 36, Block "B" fronts 60 feet on the north side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being a portion of the same property conveyed to Trustees of the Inglewood Church of the Nazarene and their successors in office, by Warranty Deed from Katherine G. Danner, dated September 2, 1976, of record in Book 5065, page 711, Register's Office for Davidson County, Tennessee. AND Being a portion of the same property conveyed to Inglewood Church of the Nazarene, Inc., by Quitclaim Deed from Trustees of the Inglewood Church of the Nazarene and their successors in office, dated April 30, 2007, of record in Instrument No. 20070502-0052278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016 by acceptance of this conveyance are expressly assumed by Grantees; all matters appearing on the Plan of record in Book 843, pages 4 and 5 and Book 974, pages 56 and 57, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as Sunnymeade Drive, Nashville, TN 37216
(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 hands this 8th day of March, 2016.

Michael A. Ingram

By: Michael A. Ingram
Its: President

Barbara Denning

By: Barbara Denning
Its: Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael A. Ingram with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Inglewood Church of the Nazarene and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of March, 2016.

Notary Public
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Barbara Denning with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Secretary of Inglewood Church of the Nazarene and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of March, 2016.

Notary Public

My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

File No.: 22384