BILL GARRETT, Davidson County
Trans:T20160041880 DEEDWARR
Recvd: 05/18/16 15:27 3 pgs
Fees:18.00 Taxes:610.50
20160518-0049846

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160816TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Scottsboro United Methodist Church		
5034 Hydes Ferry Pike Nashville, TN 37218	new owner	67-54.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Garner and wife Phyllis H. Garner**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Scottsboro United Methodist Church,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, its heirs and assigns, forever;

AND **David L. Garner and Phyllis H. Garner** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **David L. Garner and Phyllis H. Garner** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **5038 Old Hydes Ferry Pike, Nashville, TN 37218**.

Executed on this 16 day of May. 2016.

David L. Garner

David L. Garner

Phyllis H. Garner

Phyllis H. Garner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **David L. Garner and Phyllis H. Garner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 16 of May, 2016.

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 16th day of May, 2016.

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Dana Delworth

Notary Public

My Commission Expires: 10/18/16

EXHIBIT "A"

Two tracts of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described as follows:

FIRST TRACT: Beginning in the center of the Old Hydes Ferry Pike, W. E. Hyde's southwest corner; thence northwardly, with said Hyde's line, 420 feet to a rock corner in said line; thence eastwardly 52½ feet to a rock corner; thence southwardly 420 feet to the center of said pike; thence westwardly, with said pike, to the beginning, containing 1/2 of an acre, more or less.

SECOND TRACT: Beginning in the center of the Old Hydes Ferry Pike, Emmett Hyde and T. M. Scott's corner; thence northwardly, with said Emmett Hyde's line, 420 feet to a rock corner in said line; thence westwardly 52½ feet to a corner rock; thence southwardly 420 feet to the center of said Hydes Ferry Pike; thence eastwardly, with said pike, 52½ feet to the beginning, containing 1/2 of an acre, more or less.

Being the same property conveyed to David L. Garner and wife, Phyllis H. Garner from Barbara Lorene Edney, unmarried, by deed dated 01/30/1998, filed for record on 02/02/1998 in Book 10777, page 379 and corrected by Scriveners Affidavit of record in Instrument No.201007120054501, filed for record on 07/12/2010, Register's Office for Davidson County, Tennessee