WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
New Life Apostolic Assembly	New Life Apostolic Assembly	05015020300
(NAME)	(NAME)	
5305 Pennsylvania Ave.	5305 Pennsylvania Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Mai M. Rich, n/k/a Margaret Williams by and through her Attorney in Fact, Betty C. Warner, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO New Life Apostolic Assembly, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in Davidson County, Tennessee beginning at an iron pin in the Southeast corner of the property conveyed to Parkwood Estates by John L. Moore etal and shown on a survey by J.R. Wauford & Co. Consulting Engrs. dated February 2, 1960 and being the southwest corner of property owned by John L. Moore et al and being in the line of the Sarah Elizabeth Hailey property; thence south 86 degrees 47' East 812.10 feet with a wire fence to a point in the westerly margin of Homestead Road, thence with the westerly margin of the said Homestead Road 290 feet more or less to a point; thence North 86 degrees 18' West 350 feet with a rock fence thence North 86 degrees 48" West 143 feet with a rock fence, thence North 87 degrees 8' West 320 feet with a rock fence to a point in the easterly margin of property conveyed to Parkwood Estates by John L. Moore, etal, thence with the aforesaid easterly margin of Parkwood Estates South 3 degrees 01' East 235 feet with a rock fence to the point of beginning, containing approximately 5 acres.

Being a portion of the same property conveyed to Walter P. Rich and wife, Mai M. Rich by Warranty Deed from Joe K. Dotson and wife Estelle Dotson of record in Book 3679, Page 204, Register's Office for Davidson County, Tennessee. The said Walter P. Rich, having since died. The said Mai M. Rich having since remarried and divorced and is n/k/a Margaret Williams.

Included in the above described property but excluded therefrom is the following property conveyed from Walter P. Rich and wife, Mai M. Rich to the State of Tennessee for the use and benefit of the Department of Highway which deed is dated August 2, 1966 and recorded in Book 4053, Page 143, Register's Office for Davidson County, Tennesee and which property is described as follows:

Land in Davidson County, Tennessee beginning at a point in the Southeasterly corner of the lands of Walter P. Rich, being in the westerly margin of Parkway Drive, running Westerly 35 feet, more or less, along Rich's Southerly property line to a point; thence running Northeasterly 120 feet, more or less, around the margin of a cul de sac on Parkway Drive to a point on Rich's Easterly property line; thence running Southwesterly 100 feet, more or less, along the Westerly margin of Parkway Drive back to the point of beginning; containing 0.09 acres, more or less, and being part of the property conveyed to Walter P. Rich by Deed of record in Book 3679, page 204, Register's Office for Davidson County, Tennessee.

****Power of Attorney executed by Margaret Williams to Betty C. Warner is being recorded simultaneously herewith in Instrument No. , Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans: T20160042130 DEEDWARR
Recvd: 05/19/16 11:06 2 pgs
Fees: 13.00 Taxes: 814.00

20160519-0050219

File No.: 2015-0539
GRE TN Warranty Deed

unimproved ☐

This is improved ☑ property, known as 3399 Creekwood Drive, Nashville, TN 37207

(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 17th day of May, 2016.

Margaret Williams by Betty C. Warner, Attorney in Fact

By: Betty C. Warner, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Betty C. Warner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Margaret Williams, acting as that person's agent and attorney in fact, and the said Betty C. Warner acknowledged that she executed the foregoing instrument as agent and attorney in fact for Margaret Williams for the purposes therein contained.

WITNESS my hand and seal, this 17th day of May, 2016.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County