BILL GARRETT, Davidson County
Trans:T20160068213 DEEDWARR
Recvd: 08/08/16 10:38 2 pgs
Fees:13.00 Taxes:185.00
20160808-0082018

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

M165115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2016.

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell, III 1209 Hawkins Street Nashville, TN 37203	New Owner	092-06-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nathanael Beach and Wayne Brown, Trustees of the Noah's Ark Primitive Baptist Church**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Maxwell, III**, 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:

Being the South 50 feet of the West half of Lot No. 13 on the Plan of Midway, not of record.

Said part of Lot 13 fronts 50 feet on the East side of 30th Avenue North and runs back between parallel lines, along the Northerly margin of an alley, 150 feet to an alley in the rear.

Together with any right, title and interest of Grantor in and to the remainder of the aforesaid Lot 13.

Being the same property conveyed by Quitclaim Deed from Kenya Davis, an unmarried individual who is the sole heir of Larry Davis to Trustees of Noah's Ark Primitive Baptist Church, as recorded on the 23rd day of February, 2010 in Instrument No. 20100223-0013776; Quitclaim Deed from Trustee's of Noah's Ark Primitive Baptist Church to Larry Davis, as recorded on the 17th day of December, 2004 in Instrument No. 20041217-0150241 and Warranty Deed from Garland L. Smith and wife, Willie B. Smith to Trustees of Noah's Ark Primitive Baptist Church, as recorded on the 11th day of December, 1989 in Deed Book 8002, Page 138, in the Register's Office of Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: 918 30th Avenue North, Nashville, TN37209

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 3rd day of August, 2016.

Noah's Ark Primitive Baptist Church

By: _____
Nathanael Beach, Trustee

By: _____
Wayne Brown, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathanael Beach and Wayne Brown, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustees of Noah's Ark Primitive Baptist Church, the within named bargainor, a corporation, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Noah's Ark Primitive Baptist Church, by the said Nathanael Beach and Wayne Brown as its Trustees.

WITNESS my hand and seal at office this 3rd day of August, 2016.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public

My Commission expires: _____