BILL GARRETT, Davidson County
Trans:T20160068494 DEEDWARR
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Fees:13.00 Taxes:2019.49
20160808-0082344

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Music City Title & Escrow, LLC, 525 4th Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Nashville Christian Advancement Academy, Inc. 3551 Dickerson Pike Nashville, Tennessee 37207	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS: Map/Parcel: 050 00 0 059.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Dean Flint

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Nashville Christian Advancement Academy, Inc.

HEREINAFTER called the GRANTEE, his 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 the westerly parts of Lot Nos. 1, 2 and 3 on the Plan of A.C. Webb's Subdivision of the Demoville Tract, as of record in Book 974, Page 27, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING in the center of Dickerson Pike at the corner of Lot Nos. 3 and 4; thence with the line between said two lots, South 88 deg. 15' East 686 feet to an iron pin and 15 inch elm at the southwest corner of the property conveyed to Nathan Curry Smith, Jr. and wife, Jean Owen Smith, by deed from Maude A. J. Smith and husband, of record in Book 2103, Page 67, said Register's Office; thence with Smith's westerly line North 17 deg. East 267 feet to a 10 inch elm, Smith's northwest corner in the northerly line of Lot No. 1; thence with the northerly line of said lot, North 87 deg. 15' West 792 feet to the center of Dickerson Pike; thence with the center of said Pike, South 10 deg. East 272.8 feet to the beginning.

Being the same property conveyed to Dean Flint by warranty deed from Joel W. Hemphill and wife, Labreeska Hemphill of record in Instrument No. 20040604-0065799 in the Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property known as **3551 Dickerson Pike, Nashville, Tennessee 37207.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 2 day of Aug, 2016.

Dean Flint

DEAN FLINT

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Dean Flint** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 2nd day of August, 2016.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-7-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $545,809.00.

AFFIANT

Sworn to and subscribed to before me this 2nd day of August, 2016.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-7-17