THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20160086485 DEEDWARR
Recvd: 10/03/16 08:55 2 pgs
Fees: 13.00 Taxes: 786.25

20161003-0103704

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustee of the First Baptist Church of Nashville	Owner	MAP 142-09-0H
107 7th Avenue South		PARCEL 029.00-CO
Nashville, TN 37203		
(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, WE, **Sidney C. Thomas and wife, Lee B. Thomas**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the **Trustees of the First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee**

HEREINAFTER CALLED THE GRANTEES, THEIR SECCUSSORS 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 Unit No. 9103, together with the Carport designated No. 9103-C in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase I, Condominium. Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidney C. Thomas and wife, Lee B. Thomas by Warranty deed from Mac B. Ozier and wife, Betty R. Ozier of record in Book 9105, page 65, Register's Office for Davidson County, Tennessee, dated September 30, 1993 and recorded on October 05, 1993. Lee B. Thomas is also known as Ruby Lee Thomas and is one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2017, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 98; (3) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692; (4) all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 8061, Page 341, with Section Nine annexation(s) in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 8975, Page 89, Book 9053, Page 256 and Book 9247, Page 951, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994; (5) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924: (6) By-Laws of record in Book 8061, Page 357: (7) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591; (8) Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc. of record in Instrument Number 20041105-0133835: (9) Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **9103 Sawyer Brown Rd, Nashville, TN 37221-2477.**

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 our hands this the 30th day of September, 2016.

Sidney C Thomas by Sidney Cornelius Thomas, Jr. - Attorney-in-fact
Sidney C. Thomas by Sidney Cornelius Thomas, Jr., Attorney-in-Fact

Lee B Thomas by Sidney Cornelius Thomas - Attorney-in-Fact
Lee B. Thomas by Sidney Cornelius Thomas, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sidney Cornelius Thomas, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sidney C. Thomas and Lee B. Thomas**, as their Attorney in Fact, as the free act and deed of the within named **Sidney C. Thomas and Lee B. Thomas**.

Witness my hand and official seal this the 30th day of September, 2016.

My Commission expires 4-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN