NEW OWNER:

NEW BEGINNING INTERNATIONAL MINISTRY, INC.
3670 CENTRAL PIKE, S-G
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1746

Part of Map 97, Parcel 50 (Wilson County)
And
All of Map 98, Parcel 208 (Davidson County)
And
Part of Map 98, Parcel 47.00 (Davidson County)

BILL GARRETT, Davidson County
Trans:T20160101753 DEEDWARR
Recvd: 11/17/16 11:38 3 pgs
Fees:17.00 Taxes:0.00
20161117-0121322

BK/PG: 1730/2102-2104
16596686

3 PGS:AL-DEED	
MISTY BATCH: 355437	
11/14/2016 - 12:53 PM	
VALUE	187000.00
MORTGAGE TAX	0.00
TRANSFER TAX	691.90
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	709.90

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Seven Thousand and 00/100 Dollars ($187,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN DANIEL LILES and wife, LISA LILES** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NEW BEGINNING INTERNATIONAL MINISTRY, INC., a Tennessee Corporation**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON and WILSON** Counties, Tennessee, bound and described as follows, to-wit:

BEING located in Wilson County and Davidson County, Tennessee, on the east side of Earhart Road, and being a portion of the property of record in Record Book 1125, Page 1625, Register's Office, Wilson County, Tennessee, and Instrument Number 20050721-0085156 and all the property of record in Instrument Number 20160328-0028741, Register's Office, Davidson County, Tennessee. See Tax Map 97, Parcel 50.00, Tax Assessor's Office, Wilson County, Tennessee, and Tax Map 98, Parcels 47.00 and 208.00, Davidson County, Tennessee, and more particularly described as follows:

Being Tract No. 1, containing 5.46 acres, more or less, on a survey plat entitled "Boundary Survey for John D. Liles and wife Lisa A. Liles", prepared by Jim Carman, TRLS No. 2053, Carroll Carman Surveying, 150 Middle Fork Road, Hartsville, TN 37074, dated October 18, 2016, and filed for record in Plat Book P28, Page 821, in the Register's Office for Wilson County, Tennessee, and in Instrument No. 201611090118782, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

A 20-feet wide sewer line easement exists across the above described tract as it adjoins Bran Scott and Tract #2 of the Liles property for benefit of the above described tract, Tracts #2 through #5 of the John D. Liles property, and the remaining John D. Liles property to the east, filed for record in Book 1730, Page 1078, Register's Office for Wilson County, Tennessee, and in Instrument No. 20161109-0118789, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed unto JOHN DANIEL LILES and wife, LISA LILES, by virtue of a Quitclaim Deed from David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them, dated March 13, 2014, and recorded in Instrument No. 20160328-0028741, in the Register's Office for Davidson County, Tennessee; and part of the property vested in JOHN D. LILES and wife, LISA A. LILES, by virtue of a Quitclaim Deed from John D. Liles and wife, Lisa A. Liles, dated July 21, 2005, and of record in Instrument No. 20050721-0085156, in the Register's Office for Davidson County, Tennessee; and part of the property vested in JOHN D. LILES and wife, LISA A. LILES, by virtue of a Quitclaim Deed from John D. Liles and wife, Lisa A. Liles, dated July 21, 2005, and of record in Book 1125, Page 1625, in the Register's Office for Wilson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **3179 EARHART ROAD, LOT 1, HERMITAGE, TN 37066**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is subject to the following restrictions: No mobile homes; no modular homes; no manufactured homes; no moved-in homes; no commercial swine operations; no commercial poultry operations.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140226-0016216, and Instrument 201611090118782 Register's Office for Davidson County, Tennessee, and at Plat Book 27, Page 150, and Plat Book P28, Page 821, Register's Office for Wilson County, Tennessee, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of November, 2016.

JOHN DANIEL LILES

LISA LILES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN DANIEL LILES and LISA LILES**, 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 and official seal at office this 9th day of November, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: ~~NOTARY PUBLIC~~

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The actual consideration or value, whichever is greater, for this transfer is **$187,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of November, 2016.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: ~~NOTARY PUBLIC~~