WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/16 15:02 3 pgs
Fees:18.00 Taxes:1147.00
20161228-0136533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alden Horton, III, and wife, Juli Garner Horton	Alden Horton, III, and wife, Juli Garner Horton (NAME)	
2006 Ridley Blvd. (ADDRESS)	2006 Ridley Blvd (ADDRESS)	026 09 0 08500
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Maranatha Assemblies of God, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alden Horton, III, and wife, Juli Garner Horton, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 11 ON THE MAP OF TERRA VIEW SUBDIVISION OF RECORD IN BOOK 1130, PAGE 69, REVISED IN BOOK 1424, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 11 FRONTS 100 FEET ON THE NORTH SIDE OF WADE CIRCLE AND RUNS BACK BETWEEN LINES, 211 FEET ON THE EAST LINE, AND 249 FEET ON THE WEST LINE, TO A DEAD LINE ON WHICH IT MEASURES 110 FEET.
INCLUDED IN THE ABOVE LOT, BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE PROPERTY CONVEYED HERETOFORE TO THE STATE OF TENNESSEE FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 4164, PAGE 384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR ALL CONDITIONS SET OUT IN SAID DEED, ESPECIALLY WITH REGARD TO THE USAGE OF THE REMAINING PROPERTY NOT SO CONVEYED. SAID EXCLUSION IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN MARVIN K. BARRY, FIRST AND SADLER, ET AL'S SOUTH BOUNDARY LINE BEING FRANK D. CRAFTON'S NORTHEAST CORNER; THENCE WITH BARRY, FIRST AND SADLER'S LINE, EASTWARDLY 100 FEET TO A POINT; THENCE S 12 DEG 48 MIN. 20" W, 185 FEET TO CRAFTON'S EAST BOUNDARY LINE; THENCE WITH HIS LINE NORTHWARDLY 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MISSIONARY CHRISTIAN CENTER ASSEMBLY OF GOD, INC. BY WARRANTY DEED FROM TERRY C. REEVES, OF RECORD AS INSTRUMENT 20050701-0076042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MISSIONARY CHRISTIAN CENTER ASSEMBLY OF GOD, INC., SUBSEQUENTLY CHANGED ITS CORPORATE NAME TO MARANATHA ASSEMBLY OF GOD, INC. BY ARTICLE OF AMENDMENT DATED 10/23/2006 AND OF RECORD AS DOCUMENT 5879-1594, SECRETARY OF STATE OF TENNESSEE, AND SUBSEQUENTLY CHANGED ITS CORPORATE NAME TO MARANATHA ASSEMBLIES OF GOD, INC., BY ARTICLE OF AMENDMENT DATED 08/15/2012 AND OF RECORD AS DOCUMENT 7085-2020, SECRETARY OF STATE OF TENNESSEE.

BY A VOTE OF THE MEMBERS OF THE GRANTOR TAKEN ON NOVEMBER 17, 2016 IN COMPLIANCE WITH ITS CONSTITUTION, THIS CONVEYANCE WAS APPROVED AND RATIFIED, AND SOCRATES HOLGUIN, SALVADOR ROSAS AND ANDRES DE LA CRUZ, BEING THE OFFICERS SET OUT IN THE CONSTITUTION TO CONVEY ITS REAL PROPERTY, WERE AUTHORIZED AND DIRECTED TO EXECUTE THE WITHIN DEED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 606 Wade Circle , Goodlettsville, TN 37072
(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 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 my/our hand(s) this 27th day of December, 2016.

Maranatha Assemblies of God, Inc.

Socrates Holguin

Salvador Rosas

Andres de la Cruz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Socrates Holguin, Salvador Rosas and Andres de la Cruz, the herein bargainor(s), 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, this the 27th day of December, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017