BILL GARRETT, Davidson County
Trans:T20170021246 DEEDWARR
Recvd: 03/13/17 11:10 2 pgs
Fees:13.00 Taxes:296.00
20170313-0024341

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2017.

Notary Public

My Commission Expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Maxwell, III 1209 Hawkins Street Nashville, TN 37203	New Owner	09206015000, 09206015100

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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 6 in Block No. 15 on the Plan of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts twenty-five (25) feet on the west side of 30th Avenue, North, formerly Garnet Street, and extends back between parallel lines one hundred and fifty (150) feet to an alley on which said lot shows twenty-five (25) feet.

And:

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 in Block No. 15 on the Plan of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 4 and 5 front together fifty (50) feet on the west side of 30th Avenue, North, formerly Garnet Street, and extend back between parallel lines one hundred and fifty (150) feet to an alley on which said lot shows fifty (50) feet.

Derivation Clause:

Both Tracts being the same property conveyed to Noah's Ark Primitive Baptist Church by Warranty Deed from Willie Lee Garner, dated August 6, 1999, recorded August 9, 1999, of record in Book 11610, page 962, Register's Office for Davidson County, Tennessee.

This is Unimproved property located at: 30th Ave North, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 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 9th day of March, 2017.

Noah's Ark Primitive Baptist Church

X By: _____
Nathanael Beach, Trustee

X 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 9th day of March, 2017.

_____
Notary Public

My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020