THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210760**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2017. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170027206 DEEDWARR
Recvd: 03/31/17 10:12 2 pgs
Fees:13.00 Taxes:555.00
20170331-0031460

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nolensville Road Baptist Church	New Owner	Tax Parcel ID No.
5109 Raywood Lane	5106 Nolensville Rd.	161-04-0-097.00
Nashville TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Shown Webb, unmarried woman, Ronald Parkhurst, unmarried man and Michael Asa, married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nolensville Road Baptist Church, a Nonprofit Corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Goodrich Heights, of record in Plat Book 2663, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM C. SHOWN SR. and wife, KATHRYN B. SHOWN, by deed from HERMITAGE HOMES, INC., A TENNESSEE CORPORATION, of record in Book 2924, page 21, dated July 3, 1959, said Register's Office.

WILLIAM C. SHOWN SR., having predeceased his wife, died on or about November 25, 1973, leaving KATHRYN B. SHOWN as the surviving tenant by the entirety.

KATHRYN B. SHOWN died on or about August 12, 1990. Her Last Will and Testament, being filed in Davidson County Probate Court, under Docket No. 96138, devised the subject property to her surviving children, MARY KATHRYN CAHILL, NANCY R. SANDERS, N/K/A NANCY SHOWN WEBB AND PAUL E. SHOWN.

MARY KATHRYN CAHILL conveyed her interest in the subject property to NANCY SHOWN WEBB and PAUL E. SHOWN, by quitclaim deed of record in Book 9013, page 54, dated July 8, 1993, said Register's Office.

PAUL E. SHOWN died intestate on or about August 21, 2011. His interest in the subject property passed to his only heirs at law, his wife, FRANCES A. SHOWN and his son, MICHAEL ASA, as evidenced by Affidavit of Heirship of record as Instrument No. 20170331-0031458 & 20170331-0031457, said Register's Office.

FRANCES A. SHOWN has since died intestate on or about June 28, 2015. Her interest in the subject property passed to her only heir, her son RONALD

PARKHURST, all of which is evidenced by Affidavit of Heirship of record as Instrument No. 20170331-0031459, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 161-04-0-097.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 2663, page 60, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 5109 Raywood Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of March, 2017.

Nancy Shown Webb

Michael Asa

Ronald Parkhurst

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Shown Webb, Ronald Parkhurst, and Michael Asa, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018