BILL GARRETT, Davidson County
Trans:T20170032340 DEEDWARR
Recvd: 04/18/17 10:21 2 pgs
Fees:13.00 Taxes:555.00
20170418-0037576

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178665

WARRANTY DEED

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 THE 11th day of April, 2017.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Kramer *et al* 3012 McCampbell Avenue Nashville, TN 37214	Same address as new owner	096 06 0 137.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LOCAL BOARD OF TRUSTEES OF THE RIVER OF LIFE CHURCH OF GOD**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES KRAMER, AN UNMARRIED MAN AND ROBERT KRAMER, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 171, on the Plan of Cloverhill, Section III, as of record in Plat Book 2083, page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Local Board of Trustees of the River of Life Church of God, by Warranty Deed from Travis Thompson, dated 5/28/2009, recorded 6/4/2009, of record in Instrument #20090604-0051655, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3012 McCampbell Ave, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in Plat Book 2083, page 49; to any and all restrictive covenants and/or restrictions of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of April, 2017.

LOCAL BOARD OF TRUSTEES OF THE RIVER OF LIFE CHURCH OF GOD

BY: _____
BARRY SMITH, AUTHORIZED AGENT

BY: _____
MICHAEL GOINS, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 11th day of April, 2017, before me, appeared Barry Smith and Michael Goins to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are authorized agents for Local Board of Trustees of the River of Life Church of God, and that said instrument was signed in behalf of said Local Board of Trustees of the River of Life Church of God, and said officer acknowledged said instrument to be the free act or deed of said Local Board of Trustees of the River of Life Church of God.

WITNESS my hand and seal, this the 11th day of April, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017