ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$268,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th day of June, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula A. Masner 1300 Hadley Ave. Old Hickory, TN 37138	Regions Bank d/b/a Regions Mtg. 2050 Parkway Office Circle Birmingham, AL 35244	Tract 1: 053.03-0-160.00 Tract 2: 053.03-0-161.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Carnes D. Flatt Trustee of the Old Hickory United Methodist Church AKA Old Hickory Methodist Church

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Paula A. Masner, an unmarried woman

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 1:

Being Lot No. 1, Section "C", Village of Old Hickory, as shown on plan recorded November 3, 1950, Book 1909, Page 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Subject to and/or reserving one (1) special easement 12 feet wide for sewer, water, electric and/or telephone cable, together with all rights in connection with said easement, including including the ingress and egress over the property herein conveyed for servicing easement. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the easterly margin thereof.

The easement reserved by the Plan of Section "D" Book 1424, Page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 1424, Page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, Page 281 and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from public street to a private driveway, this conveyance of Lot No. 1 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

Being the same property conveyed to F.R. Ritchison, J.M. Walker, E.W. Webb, Walter E. Willis, James A. Bentley, David H. Fowler, E.E. Gentry, J.C. Lorance, F.B. McDonald, Trustees for Old Hickory Methodist Church, Old Hickory, Tennessee by Deed from E.I. du Pont de Nemours and Company, a Delaware corporation, dated October 18, 1951, of record in Book 2030, Page 507, Register's Office for Davidson County, Tennessee. Old Hickory United Methodist Church and Old Hickory Methodist Church are one and the same.

Tract 2:

Being Lot No. 2 Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to J.A. Bentley, D.H. Fowler, F.B. McDonald, Dr. E.P. Johnson, J.C. Lorance, Herman Holt, J.B. Worsham, F.R. Ritchison, E.E. Gentry, as Trustees of Old Hickory Methodist Church by Deed from Fortson Kelly and wife, Lillian Kelly, dated May 23, 1957, of record in Book 2649, Page 569, Register's Office for Davidson County, TN. Old Hickory United Methodist Church and Old Hickory Methodist Church are one and the same.

BILL GARRETT, Davidson County
Trans:T20170055738 DEEDWARR
Recvd: 06/29/17 12:14 2 pgs
Fees:13.00 Taxes:991.60
20170629-0065546

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all easements referenced in Deed of record in Book 2030, Page 507 Register's Office for Davidson County, Tennessee.
3) Property is subject to restrictions of record in Deed Book 2030, Page 507, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1300 Hadley Ave., Old Hickory, TN 37138**
(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 our hand(s) this 26th day of June, 2017.

Carnes D. Flatt Trustee
Carnes D. Flatt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carnes D. Flatt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee of Old Hickory United Methodist Church and is authorized by Old Hickory United Methodist Church to execute this instrument on behalf of Old Hickory United Methodist Church.

Witness my hand, at office, this 26th day of June, 2017.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076