Davidson County DEEDWARR
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Fees:13.00 Taxes:684.50
20170710-0069194

WARRANTY DEED

KARIN M. PAPARELL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4535 Harding Pike , Ste. 206, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Central Zion Church	Central Zion Church	029 00 0 239.00
(NAME)	(NAME)	
6454 Alessio Road	6454 Alessio Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **New Birth Ministries, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Central Zion Church**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of The House of Righteous Endeavors, as shown on plat of record in as Instrument No. 200002110014171, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to New Birth Ministries, Inc. by Warranty Deed from The House of Righteous Endeavor dated June 10, 2005 and recorded June 15, 2005 as Instrument No. 20050615-0068251, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6454 Alessio Road, Joelton, TN 37080

File Number: COM-174749SSO

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, has 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 hands this 5th day of July, 2017

New Birth Ministries, Inc.

BY: _____
Earl Lipscomb
Owner

BY: Stephanie Lipscomb
Stephanie Lipscomb
Owner

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl Lipscomb + Stephanie Lipscomb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Officers, and is authorized to execute the instrument on behalf of New Birth Ministries, the within named bargainor, and that he/she as such Corporate Officers, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Corporate Officers.

Witness my hand and official seal, this the 5th of July, 2017.

_____
Notary Public

My Commission Expires: 12/1/2020

(SEAL)

KARIN M. PAPARELLI
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File Number: COM-174749SSO

True Copy Certification

I, Penny Y. Ray, 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 is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019