| | | |
|---|---|---|
| New Owner: (send tax bills to this address) | Global Outreach Developments International<br>401 Center Street<br>Old Hickory, TN 37138 | Instrument Prepared by:<br>Aaron Fletcher<br>East Nash Title, LLC<br>4205 Gallatin Road<br>Nashville, TN 37216 |
| **Map & Parcel:** | **064 05 0 072.00** | |

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is thirty-three thousand and 00/100 dollars ($33,000.00).

Bill Garrett Davidson County
Batch# 18529 **DEEDWARR**
10/26/2017 02:23:51 PM 3 pgs
Fees: $18.00 Taxes: $122.10
20171026-0110051

Gregg Garner,
President of Global Outreach Developments International,
Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 11 day of OCTOBER, 2017.

Notary Public

07/02/18
My commission expires

## WARRANTY DEED

For and in consideration of thirty-three thousand and 00/100 dollars ($33,000.00) paid by the Grantee, GLOBAL OUTREACH DEVELOPMENTS INTERNATIONAL (a Tennessee Corporation), and other good and valuable consideration the receipt of which is hereby acknowledged, we, GEORGE R. WAUFORD and his wife LINDA WAUFORD, Grantors, hereby convey to Grantee any and all of our interest in the land described below, subject to any and all covenants and easements either of record or which we hold, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lots 24 and 25, Block A, as shown on the map titled the Map of Hadley's Bend City, of record in book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This land also has the following legal description:

Beginning at an iron pin (old), in the northeasterly margin of Broadway, a corner of a tract of land which belongs to Global Outreach Developments International, having a deed reference in instrument no. 20170317-0026192, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing, as follows: N 26°35'32" W, 50.00 feet to an iron pin (new), a corner of a tract of land which belongs to Mrs. Louise Black, having a deed reference in Deed book 4301,

Page 426, RODCT; thence, N 62°59'24" E, 109.96 feet to an iron pin (new), in the southerly right-of-way of CSX Rail Road, a corner of said tract of land which belongs to Mrs. Louise Black; thence, S 26°33'00" E, 50.00 feet to an iron pin (old), in the southerly right-of-way of CSX Rail Road, a corner of said tract of land which belongs to Global Outreach Developments International; thence, S 62°59'24" W, 109.93 feet, to the point of beginning, containing **0.13 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated July 11, 2017.

Being the same property conveyed to GEORGE WAUFORD and THERESA WAUFORD, by deed from BEN H. CANTRELL, CHANCELLOR, of record in Book 4987, page 917, dated May 2, 1973, said Register's Office. Theresa N. Wauford having since died intestate on or about April 27, 1994, leaving said property to George R. Wauford, her only heir at law. For further reference see Affidavit of Heirship of record in instrument no. 20150528-0048931, said Register's Office.

[The remainder of this page is intentionally blank.]

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

**George R. Wauford**, Grantor

AARON FLETCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **George R. Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires

**Linda Wauford**, Grantor

AARON FLETCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 18 day of OCTOBER, 2017, before me personally appeared **Linda Wauford**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires