Bill Garrett Davidson County
Batch# 42552 DEEDWARR
12/28/2017 04:21:30 PM 4 pgs
Fees: $23.00 Taxes: $259.00
20171228-0132111

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30346-6
Box #14

ADDRESS NEW OWNER:
Martin & Shar Amador
5610 Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
02900022000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BELLSHIRE CHURCH OF GOD OF PROPHECY, a Tennessee not-for-profit corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MARTIN AMADOR AND WIFE, SHAR AMADOR,** (hereinafter referred to as the "**Grantees**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Certain tracts or parcels of real estate situated in the 14th civil district of Davidson County, State of Tennessee, and being described as follows, to-wit:

BEGINNING at an iron pin on the easterly margin of Clarksville Pike and the southwestern corner of the Kowalski property, as of record in Instrument No. 20050110-0003728, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence S89°16'22"E, 721.13 feet to a fence post; (2) Thence S00°53'41"W, 190.00 Feet to an iron pin; (3) Thence N89°23'16"W, 226.39 feet to an iron pin; (4) Thence N88°30'00"W, 420.05 feet to an iron pin; (5) Thence along Clarksville Pike, with a curve to the right, having a radius of 2226.80 feet and an arc length of 199.18 feet to the point of beginning, more or less, as per survey dated 5/14/2007 by Volunteer Land Surveying Services, RLS #1728.

The above description was prepared from boundary survey prepared by, Phillip E. Holmes, Jr. Registered Land Surveyor, Tennessee No. RLS #1728, whose address is P. O. Box 100210 Nashville, TN 37224.

This being all of the same property conveyed to Bellshire Church of God of Prophecy by Quitclaim Deed dated December 28, 2017 from West Nashville Church of God of Prophecy of record in Instrument No. 20171228-0132057, Register's Office for Davidson County, Tennessee. This also being all of the same property conveyed to West Nashville Church of God of Prophecy by Warranty Deed dated June 11, 2007 from Jimmy W. Hayes and wife, Annie B. Hayes and Kenneth M. Brown and wife, Karen R. Brown of record in Instrument No. 20070612-0070524, Register's Office for Davidson County, Tennessee.

This is real property more commonly known as 5606 Clarksville Pike, Joelton, Davidson County, Tennessee.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of December, 2017.

Bellshire Church of God of Prophecy, a Tennessee not-for-profit corporation.

By: _____
Name: Jon Epperson
Title: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon Epperson, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Bellshire Church of God of Prophecy, a Tennessee not-for-profit corporation, the within named bargainor, and that he as such Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 2017.

ANDREW THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of December, 2017.

ANDREW THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11/8/21

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map/Parcel No. 02900022000.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement, of record in Book 7474, Page 647, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080519-0050765, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers, and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080519-0050781, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019