Bill Garrett Davidson County
Batch# 49223 DEEDWARR
01/19/2018 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20180119-0005790

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00.

Morgan Harris
Affiant

Subscribed and sworn to me on 01/18/18.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Westminster Chapel, Inc. PO Box 150834 Nashville, TN 37215	NEW OWNER	16900010500

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John T. Rochford, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Westminster Chapel, Inc., a Tennessee nonprofit corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a 7.450 Acres Tract, HILLS OF NUN'AHI, as shown on plat of record in Plat Book 5200, Page 717, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to John T. Rochford, a married man, by Warranty Deed from Nancy Ann Armstrong, a single woman, recorded on the 16th of October, 2016 in Instrument No. 20161011-0107715, in the Register's Office of Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Nancy Ann Armstrong by Quitclaim Deed from Oweice Claxton and Lou Bell Asher, recorded on the 7th day of January, 1981 in Deed Book 5698, Page 11, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 0 Pasquo Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property. This conveyance is also subject to the Seller's right to approve, not to be unreasonably withheld or delayed, the Buyer's plans and designs prior to commencement of vertical construction. This right survives closing.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 01/18/18.

John T. Rochford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/18/18, before me personally appeared John T. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 01/18/18.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)