Bill Garrett Davidson County
Batch# 50760 DEEDWARR
01/24/2018 10:44:27 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20180124-0007304

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Elaine C Williams
Affiant

Subscribed and sworn to before me, this 19TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/29/19 (AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenda Sutton, Dair Sutton, Mary Braswell, Ray Tate, Patrice Tate, Juri Hall, Dionne Hall, Eric Philip, Thommye Davis and Vera W. Davis, Trustees of Family Affair Ministries Fellowship and their successors in trust | Family Affair Ministries Fellowship | 012-00-0-088.00 |
| | (NAME) | |
| 1945 Baker Rd. | 1945 Baker Rd. | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Juanita Lynn Williams and husband, James K. Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glenda Sutton, Dair Sutton, Mary Braswell, Ray Tate, Patrice Tate, Juri Hall, Dionne Hall, Eric Philip, Thommye Davis and Vera W. Davis, Trustees of Family Affair Ministries Fellowship and their successors in trust, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY J. BRUCE RAINEY, SURVEYOR NO. 823, DATED DECEMBER 5, 1983 DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF BAKER ROAD BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY JAMES M. SMITH, SR., AND WIFE, BY DEED OF RECORD IN BOOK 5486, PAGE 566, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE NORTHERLY MARGIN OF BAKER ROAD N 85° 52' 36" W 177.07 FEET TO A POINT; THENCE S 84° 28' 15" W 469.90 FEET TO A POINT; THENCE N 77° 04' 37" W 69.25 FEET TO A POINT; THENCE N 65° 00' 49" W 168.11 FEET TO A POINT; THENCE LEAVING THE NORTHERLY MARGIN OF BAKER ROAD N 26° 54' 25" E 1,560.71 FEET TO A POINT IN THE SOUTHERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE S 60° 22' 48" E 329.87 FEET TO A POINT; THENCE S 13° 16' 12" E 267.72 FEET TO A POINT; THENCE S 22° 27' 44" W 378.42 FEET TO A POINT; THENCE S 21° 20' 52" W 191.56 FEET TO A POINT; THENCE S 68° 25' 38" E 197.70 FEET TO A POINT; THENCE S 20° 17' 07" W 127.54 FEET TO A POINT; THENCE S 20° 58' 18" W 323.04 FEET TO THE POINT OF BEGINNING, CONTAINING 20.24 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES K. WILLIAMS AND WIFE, JUANITA L. WILLIAMS BY WARRANTY DEED FROM CONTINENTAL LAND GROUP, INC. OF RECORD IN BOOK 6201, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JUANITA LYNN WILLIAMS BY QUITCLAIM DEED FROM JAMES K. WILLIAMS OF RECORD IN INSTRUMENT NO. 20010517-0051440 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES K. WILLIAMS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

GRANTORS ARE RESPONSIBLE FOR ANY AND ALL "ROLL BACK" TAXES AS A RESULT FOR SAID PROPERTY BEING ASSESSED IN GREENBELT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1945 Baker Rd., Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

# WARRANTY DEED

(Continued)

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 my/our hand(s) this 19th day of January, 2018.

Juanita Lynn Williams

James K. Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita Lynn Williams and husband, James K. Williams, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2018.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072