Bill Garrett Davidson County
Batch# 98712 DEEDWARR
06/01/2018 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180601-0052079

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
H.N.K.M. Ethiopian Orthodox Church 264 Franklin Limestone Road Nashville, TN 37217	Same

TAX MAP PARCEL NUMBERS: 13500005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela C. Phay, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H.N.K.M. Ethiopian Orthodox Church** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, beginning in the center of Limestone Road, at a point 1400 feet, more or less, southwest of the westerly margin of the Murfreesboro Road, as measured along the center of the Franklin Limestone Road; thence south 2 degrees 20 minutes east, with a fence, 1025 feet to a post; thence north 82 degrees 30 minutes west 224.5 feet to an iron pipe; thence north 2 degrees 20 minutes west 610 feet to a pipe; thence north 36 degrees 25 minutes west 247.5 feet to the center of the Franklin Limestone Road; thence with the center of said road north 53 degrees 35 minutes east 224.9 feet; thence north 75 degrees east 175 feet to the beginning, containing 5.52 acres more or less.

Being the same property conveyed to Angela C. Phay, a single woman by Warranty Deed from the Charles T. Young, Jr., Irrevocable Trust, UTD December 15, 1997, dated April 30, 2013 and recorded on May 7, 2013 of record in Instrument No. 20130507-0045762, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years;
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8766, page 432, said Register's Office.
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10710, page 132, said Register's Office.

This is improved property, known as 264 Franklin Limestone Road, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2018.

Angela C. Phay

State of Tennessee

County of Davidson

On this 31st day of May, 2018, before me the undersigned authority, personally appeared Angela C. Phay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2018.

Notary

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

