Bill Garrett Davidson County
Batch# 105250 DEEDWARRSP
06/15/2018 12:30:07 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180615-0057787

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Rachel Taylor et al
1025 Southside Ct.
Nashville, TN 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#08216021600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tennessee Conference, United Methodist Church, Inc., as Successor in Interest to Tulip Street United Methodist Church,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rachel Taylor and Ke Qin, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Zollicoffer's Addition, as shown by plat and survey of record in Plat Book 19, page 162, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trustees of the Tulip Street United Methodist Church by Warranty Deed of record in Book 4572, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **unimproved** property known as **521 Fatherland Street, Nashville, Tennessee 37206.**

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 does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 claiming by, through or under GRANTOR. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CT-RK-18-524

WITNESS MY H AND, this the **12th** day of **June, 2018.**

Tennessee Conference, United Methodist Church, Inc. as Successor in Interest to Tulip Street United Methodist Church

By: _____
John Feldhacker, Vice-Chairman

By: _____
Paul E. Gardner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **John Feldhacker and Paul E. Gardner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice-Chairman and Secretary, respectively, of the **Tennessee Conference, United Methodist Church, Inc., as Successor in Interest to Tulip Street United Methodist Church**, the within named bargainor, and they as such Vice-Chairman and Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing their names as Vice-Chairman and Secretary, respectively, of the Tennessee Conference, United Methodist Church, Inc., as Successor in Interest to Tulip Street United Methodist Church by themselves as such Vice-Chairman and Secretary, respectively.

WITNESS my hand and official seal this 12th day of June, 2018.

_____
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 7/16/20

File #18060129