Bill Garrett Davidson County
Batch# 109521 **DEEDWARR**
06/27/2018 11:36:45 AM 6 pgs
Fees: $33.00 Taxes: $92.50

20180627-0061993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Joyce Curtis
Affiant

Subscribed and sworn to before me, this 15TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Beech Creek Missionary Baptist Church	NEW OWNER (NAME)	
3101 Curtis Street (ADDRESS)	(ADDRESS)	070-090-104.00
Nashville, TN 37218 (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 James F. Taylor, Joan M. King, David B. Taylor, Theresa A. King, Patrick J. Taylor, Margaret E. Word, Mary C. Taylor, Francis D. Baltz, Jr., Deborah C. Nicholson, Thomas A. Baltz, Elizabeth Baltz, Catherine Baltz Corbitt, Vincent M. Harrigan, Kathleen A. Spicer, Babette M. Harrigan, Michael Wayne Harrigan, Charla Kay Harrigan Gaar, Loretta M. Baltz, Velma Lynn Baltz, Alfred Baltz, Jr., Christine D. Baltz, Jacqueline Diane Baltz Sullnbarger, and Matthew S. Baltz,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Beech Creek Missionary Baptist Church, 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 IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOTS 23 AND 24 OF THE BORDEAUXMONT SUBDIVISION NOT OF RECORD.

LOT NO. 24: BEGINS AT A POINT AT THE INTERSECTION OF CURTIS AVENUE, TERRACE AVENUE AND ALPINE AVENUE, RUNNING 144.93 FEET IN A SOUTHWESTERLY DIRECTION ALONG THE MARGIN OF TERRACE AVENUE TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION 95.5 FEET TO AN IRON PIN AT THE MARGIN OF ALPINE AVENUE; THENCE IN A NORTHEASTERLY DIRECTION OF 109.01 FEET ALONG THE MARGIN OF ALPINE AVENUE TO THE POINT OF BEGINNING.

LOT NO. 23, ADJOINING LOT NO. 24, BEGINS AT AN IRON PIN AT THE NORTHWESTERLY CORNER OF LOT NO. 24; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE MARGIN OF TERRACE AVENUE 99.97 FEET TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION 161.2 FEET TO AN IRON PIN IN THE MARGIN OF ALPINE AVENUE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE MARGIN OF ALPINE AVENUE 75 FEET TO AN IRON PIN, BEING THE CORNER OF LOT NO. 24; THENCE IN A NORTHWESTERLY DIRECTION 95.5 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH BALTZ, BY INSTALLMENT DEED FROM KEMP GARDNER, OF RECORD IN DEED BOOK 1640, PAGE 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.THE SAID JOSEPH BALTZ A/K/A JOSEPH P. BALTZ, JR. A/K/A JOSEPH PAULINUS BALTZ, JR. DIED ON MAY 8, 1960 PREDECEASED BY HIS WIFE, MARIE EHEMANN BALTZ. THE LAST WILL AND TESTAMENT OF JOSEPH P. BALTZ, JR. , WAS ADMITTED TO PROBATE MAY 31, 1960 IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 40846 AND RECORDED IN MINUTE BOOK 164, PAGE 126, WILL BOK 73, PAGE 132, DEVISED THE PROPERTY TO JOSEPH P. BALTZ, III, GEORGE THOMAS BALTZ, ANNA MARIA BALTZ HARRIGAN, BARNARD BALTZ, LAWRENCE FINTIN BALTZ, KATHERINE BALTZ CORBITT, MARGARET BALTZ TAYLOR, ALFRED BALTZ AND FRANCIS BALTZ. AS PER AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20131106-01152844, SAID REGISTER'S OFFICE, ONE OF THE NINE CHILDREN SURVIVED HIM AND IS ALIVE AT THE TIME OF THIS CONVEYANCE, BEING CATHERINE BALTZ CORBITT. THE OTHER EIGHT CHILDREN SURVIVED HIM BUT SUBSEQUENTLY DIED, AND ARE DISCUSSED HEREIN BELOW: JOSEPH P. BALTZ, III, GEORGE THOMAS BALTZ, ANNA MARIA BALTZ HARRIGAN, BARNARD BALTZ, LAWRENCE FINTIN BALTZ, KATHERINE BALTZ CORBITT, MARGARET BALTZ TAYLOR, ALFRED BALTZ AND FRANCIS BALTZ.

MARGARET BALTZ TAYLOR A/K/A MARGARET FRANCES TAYLOR DIED INTESTATE ON 2/3/1984, HER SPOUSE JAMES TAYLOR, PREDECEASED HER AND DIED INTESTATE ON 5/18/1981, SHE WAS

WARRANTY DEED
(Continued)

SURVIVED BY HER SEVEN CHILDREN: JOAN M. KING, JAMES F. TAYLOR, DAVID B. TAYLOR, THERESA A. KING, PATRICK J. TAYLOR, MARGARET E. WORD AND MARY C. TAYLOR, PER AFFIDAVIT OF HEIRSHIP, INSTRUMENT NO. 20180510-0044814, SAID REGISTER'S OFFICE.

GEORGE THOMAS BALTZ DIED INTESTATE ON 12/19/1986, HE WAS NEVER MARRIED AND HAD NO CHILDREN DURING HIS LIFETIME; HIS HEIRS WERE HIS SIBLINGS AND THEIR HEIRS, AS PER AFFIDAVIT OF HEIRSHIP INSTRUMENT NO. 20180510-0044814, SAID REGISTER'S OFFICE.

JOSEPH P. BALTZ, III A/K/A JOSEPH PAULINUS BALTZ DIED INTESTATE ON 07/17/1991, HE WAS NEVER MARRIED AND HAD NO CHILDREN DURING HIS LIFETIME; HIS HEIRS WERE HIS SIBLINGS AND THEIR HEIRS, AS PER AFFIDAVIT OF HEIRSHIP INSTRUMENT NO. 20180510-0044810, SAID REGISTER'S OFFICE.

BARNARD BALTZ A/K/A BERNARD JAMES BALTZ DIED INTESTATE ON 08/29/1992, HE WAS NEVER MARRIED AND HAD NO CHILDREN DURING HIS LIFETIME; HIS HEIRS WERE HIS SIBLINGS AND THEIR HEIRS, AS PER AFFIDAVIT OF HEIRSHIP INSTRUMENT NO. 20180605-0053804, SAID REGISTER'S OFFICE.

FRANCIS BALTZ A/K/A FRANCIS DOMINIC BALTZ, DIED INTESTATE ON 6/9/1997, SURVIVED BY HIS SPOUSE CATHERINE BALTZ AND HIS THREE CHILDREN: DEBORAH C. NICHOLSON, FRANCIS D. BALTZ, JR. AND THOMAS A. BALTZ, PER AFFIDAVIT OF HEIRSHIP, INSTRUMENT NO. 20180510-0044815, SAID REGISTER'S OFFICE.

ANNA MARIA BALTZ HARRIGAN A/K/A ANNA MARIE BALTZ HARRIGAN, DIED INTESTATE ON 3/23/2001, WIDOWED AND SURVIVED BY FOUR CHILDREN: VINCENT M. HARRIGAN, KATHLEEN A. SPICER, BABETTE M. HARRIGAN AND MICHAEL WAYNE HARRIGAN (WHO SUBSEQUENTLY DIED ON 10/6/2013, SURVIVED BY HIS TWO CHILDREN MICHAEL WAYNE HARRIGAN AND CHARLA KAY HARRIGAN GAAR), PER AFFIDAVIT OF HEIRSHIP, INSTRUMENT NO. 20180510-0044813, SAID REGISTER'S OFFICE.

MICHAEL WAYNE HARRIGAN, HEIR OF ANNA MARIA BALTZ HARRIGAN A/K/A ANNA MARIE BALTZ HARRIGAN DIED ON 10/6/2013, SURVIVED BY HIS TWO CHILDREN MICHAEL WAYNE HARRIGAN AND CHARLA KAY HARRIGAN GAAR, PER AFFIDAVIT OF HEIRSHIP, INSTRUMENT NO. 20180510-0044816, SAID REGISTER'S OFFICE.

ALFRED BALTZ A/K/A ALFRED ALOYSIUS BALTZ, SR., DIED ON 4/9/2004, WIDOWED AND SURVIVED BY HIS SIX CHILDREN LORETTA M. BALTZ, VELMA LYNN BALTZ WORD, ALFRED BALTZ, JR., CHRISTINE D. BALTZ, JACQUELINE DIANE BALTZ SULLENBARGER, MATTHEW S. BALTZ, PER AFFIDAVIT OF HEIRSHIP, INSTRUMENT NO. 20180510-0044812, SAID REGISTER'S OFFICE.

LAWRENCE FINTIN BALTZ DIED TESTATE ON 9/11/2012. BY HIS LAST WILL AND TESTAMENT ADMITTED TO PROBATE ON FEBRUARY 19, 2013, IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 13P326, HE DEVISED HIS PROPERTY TO HIS NEPHEW MATTHEW BALTZ. SAID PROBATE CASE WAS CLOSED BY ORDER ENTERED 7/15/2014.

BERNANDINE BALTZ DIED INTESTATE ON 06/25/2013, SHE WAS NEVER MARRIED AND HAD NO CHILDREN DURING HER LIFETIME; HER HEIRS WERE HER SIBLINGS AND THEIR HEIRS, AS PER AFFIDAVIT OF HEIRSHIP INSTRUMENT NO. 20180510-0044811, SAID REGISTER'S OFFICE.

WILLIAM E. CORBITT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ELIZABETH T. BALTZ, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131106-0115279, SAID REGISTER'S OFFICE.

BABETTE M. HARRIGAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF VINCENT M. HARRIGAN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180627-0061987, SAID REGISTER'S OFFICE.

CATHERINE BALTZ CORBITT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KATHLEEN A. SPICER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180627-0061988, SAID REGISTER'S OFFICE.

BABETTE M. HARRIGAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CHARLA KAY HARRIGAN GAAR, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180627-0061989, SAID REGISTER'S OFFICE.

MATTHEW S. BALTZ EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ALFRED BALTZ, JR., PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180627-0061990, SAID REGISTER'S OFFICE.

JOAN M. KING EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF THERESA A. KING, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO.

WARRANTY DEED
(Continued)

20180627-0061991, SAID REGISTER'S OFFICE.

JOAN M. KING EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF PATRICK J. TAYLOR, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180627-0061992, SAID REGISTER'S OFFICE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

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

unimproved ( )
This is improved (X) property, known as 0 Apline Avenue, Nashville, TN 37218
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 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 15th day of June, 2018.

James F. Taylor

Joan M. King

David B. Taylor

Theresa A. King by Joan M King
Theresa A. King by Joan M. King, As Attorney-in-Fact

Patrick J. Taylor by Joan M King
Patrick J. Taylor by Joan M. King, As Attorney-in-Fact

Margaret E. Word

Mary C. Taylor

Francis D. Baltz, Jr.

Deborah C. Nicholson

Thomas A. Baltz

Elizabeth T. Baltz by William E. Corbitt
Elizabeth T. Baltz by William E. Corbitt, As Attorney-in-Fact

Catherine Baltz Corbitt

Vincent M Harrigan by Babette M Harrigan
Vincent M. Harrigan by Babette M. Harrigan, As Attorney-in-Fact

WARRANTY DEED
(Continued)

Kathleen A. Spicer by Catherine Corbitt
Kathleen A. Spicer

Babette M. Harrigan
Babette M. Harrigan

Michael Wayne Harrigan
Michael Wayne Harrigan

Charla Kay Harrigan by Babette M. Harrigan
Charla Kay Harrigan Gaar by Babette M. Harrigan, As Attorney-in-Fact

Loretta M. Baltz
Loretta M. Baltz

Velma Lynn Baltz
Velma Lynn Baltz

Alfred Baltz Jr. by Matthew S. Baltz
Alfred Baltz, Jr. by Matthew S. Baltz, As Attorney-in-Fact

Christine D. Baltz
Christine D. Baltz

Jacqueline Diane Baltz Sullenbarger
Jacqueline Diane Baltz Sullnbarger

Matthew S. Baltz
Matthew S. Baltz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Taylor, Joan M. King, David B. Taylor, Margaret E. Word, Mary C. Taylor, Francis D. Baltz, Jr., Deborah C. Nicholson, Thomas A. Baltz, Catherine Baltz Corbitt, Kathleen A. Spicer, Babette M. Harrigan, Michael Wayne Harrigan, Loretta M. Baltz, Velma Lynn Baltz, Christine D. Baltz, Matthew S. Baltz, Jacqueline Diane Baltz Sullnbarger, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Joan M. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theresa A. King, acknowledged that such person executed the same as the free act and deed of the said Theresa A. King.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Joan M. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patrick J. Taylor, acknowledged that such person executed the same as the free act and deed of the said Patrick J. Taylor.

Witness my hand and official seal, this the 15th day of June, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared William E. Corbitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth T. Baltz, acknowledged that such person executed the same as the free act and deed of the said Elizabeth T. Baltz.

Witness my hand and official seal, this the 15th day of June, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Babette M. Harrigan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vincent M. Harrigan, acknowledged that such person executed the same as the free act and deed of the said Vincent M. Harrigan.

Witness my hand and official seal, this the 15th day of June, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Babette M. Harrigan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charla Kay Harrigan Gaar, acknowledged that such person executed the same as the free act and deed of the said Charla Kay Harrigan Gaar .

Witness my hand and official seal, this the 15th day of June, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

State of Tennessee)
County of Davidson)

WARRANTY DEED
(Continued)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Matthew S. Baltz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alfred Baltz, Jr., acknowledged that such person executed the same as the free act and deed of the said Alfred Baltz, Jr.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My commission expires: 7/27/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this the 15th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Catherine Baltz Corbitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathleen A. Spicer , acknowledged that such person executed the same as the free act and deed of the said Kathleen A. Spicer.

Witness my hand and official seal, this the 15th day of June, 2018.

Notary Public

My commission expires: 7/27/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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