WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford (AV)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

ATE VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

G-VRES-18-909 MY COMMISSION EXPIRES: 01/18/22

Bill Garrett Davidson County
Batch# 110411 DEEDWARR
06/29/2018 09:47:12 AM 2 pgs
Fees: $13.00 Taxes: $966.62

20180629-0062948

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emmanuel Myanmar Pentecostal Church	NEW OWNER	
(NAME)	(NAME)	**148-16-0-048.00**
909 Reeves Rd.	4920 SHERMAN OAKS DR.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA DALE SAPP AND RICHARD E. SAPP, WIFE AND HUSBAND AND RACHEL SAPP LEE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMMANUEL MYANMAR PENTECOSTAL CHURCH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 2 on the Plan of Final Plat, 3rd Revision of Lots 1 & 2 of the George P. Dale Subdivision of record in Instrument Number 20140129-0007900, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to George P. Dale and wife, Frances S. Dale, by deed from Hollie F. Baker, Jr. and wife, Claire J. Baker of record in Book 2090, page 25, Register's Office for Davidson County, Tennessee. The said Frances S. Dale having predeceased George P. Dale. The said George P. Dale having since died on October 5, 1996, and by Will of record in Will Book 209, page 600, in the Probate Court Clerk's Office for Davidson County, Tennessee, he devised the property to his daughter, Patricia Dale Sapp, and as evidenced by Affidavit of Heirship of record in Book 10548, page 109, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Patricia Dale Sapp and husband, Richard E. Sapp, a one-half undivided interest and Rachel Ellen Sapp, a one-half undivided interest, as joint tenants with the right of survivorship by Quitclaim deed from Patricia Dale Sapp of record in Instrument No. 20011102-0119960 Register's Office for Davidson County, Tennessee, dated November 1, 2001 and recorded on November 2, 2001.

Rachel Ellen Sapp having since married and is now known as Rachel Sapp Lee. Joshua Alexander Lee joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140129-0007900, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 405, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5453, Page 438, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Reeves Rd., Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF JUNE, 2018.

Patricia Dale Sapp

Richard E. Sapp

Rachel Sapp Lee

Joshua Alexander Lee by Rachel Sapp Lee
Joshua Alexander Lee by Rachel Sapp Lee,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA DALE SAPP AND RICHARD E. SAPP, the within named bargainorS, 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 25th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL SAPP LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Sapp Lee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA ALEXANDER LEE, and who acknowledged she executed the same as the free act and deed of the said JOSHUA ALEXANDER LEE

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212