WARRANTY DEED

Bill Garrett Davidson County
Batch# 110991 **DEEDWARR**
06/29/2018 01:10:25 PM 3 pgs
Fees: $18.00 Taxes: $2,680.65

20180629-0063219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2022
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0418

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
First United Pentecostal Church of Nashville, Inc.	NEW OWNER	#11400028100, #11400028800 and #11400006300
(NAME) 7512 Charlotte Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($724,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACKSON M. GRIZZARD AND WIFE, MARJORIE P. GRIZZARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FIRST UNITED PENTECOSTAL CHURCH OF NASHVILLE, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One - Map #11400028100

LAND LOCATED IN THE 23rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U.S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON TN.R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE SOUTHEAST CORNER OF J. E. PHELAN (BOOK 5186, PAGE 857 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W 120.15 FEET TO AN IRON PIPE (OLD), SAID IRON PIPE BEING THE NORTHEAST CORNER OF DANIEL LEE WAGONFIELD (BOOK 5926, PAGE 903 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY LINE OF WAGONFIELD N 43°45'00" W 655.60 FEET TO AN IRON ROD (NEW) IN A FENCE LINE, SAID IRON ROD BEING IN THE SOUTHERLY LINE OF LESLIE L. MONDELLI, JR (INSTRUMENT #20051115-0137729 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID FENCE AND THE SOUTHERLY LINE OF MONDELLI S 86°41'03" E 176.40 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF PHELAN AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE WITH THE SOUTHERLY LINE OF PHELAN S 43°45'00" E 526.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.63 ACRES MORE OR LESS.

Being part of the same property conveyed to Jackson M. Grizzard and Marjorie P. Grizzard, as tenants by the entirety, by Quitclaim Deed from Marjorie P. Grizzard of record in Instrument 20150317-0022831, said Register's Office, dated March 1, 2015. See also prior deeds of record in Instrument 20060123-0008203 and deed of record in Book 5905, Page 310, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) TVA Power Line Transmission Easement; (3) Easement to Harpeth Valley Utility District in Instrument 20050912-0109443 and Instrument 20050912-0109444, said Register's Office.

Tract Two - Map #11400028800

LAND LOCATED IN THE 23rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U.S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON, TN R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) [N THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND AND THE SOUTHEAST CORNER DANIEL LEE WAGONFIELD (BOOK 5926, PAGE 903 R.O.D.C., TN.) AND BEING LOCATED S 46°15'00" W 100.00 FEET FROM AN IRON PIPE (OLD) THE NORTHEAST CORNER OF WAGONFIELD;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W 100.00 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHEAST CORNER OF MARJORIE P. GRIZZARD (PART OF INSTRUMENT #20060123-0008203 R.O.D.C, TN - MAP 114, PARCEL 63) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID MARGIN OF CHARLOTTE PIKE WITH THE NORTHERLY LINE OF GRIZZARD N 43°15'00" W PASSING THROUGH A WITNESS POINT, IRON ROD (NEW) AT 656.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 700.00 FEET TO A POINT IN BRANCH, SAID POINT BEING A COMMON CORNER WITH ALBERT W. STOCKELL, III (BOOK 5639, PAGE 881 R.O.D.C, TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH BRANCH AND THE EASTERLY LINE OF STOCKELL THE FOLLOWING TWO CALLS:

N 11°30'00" W 73.78 FEET TO A POINT IN BRANCH; THENCE
N 49°50'00" W 72.46 FEET TO A POINT IN BRANCH AND THE SOUTHERLY LINE OF LESLIE L. MONDELLI, JR. (INSTRUMENT #20051115-0137729 R.O.D.C, TN.);

THENCE LEAVING SAID BRANCH WITH THE SOUTHERLY LINE OF MONDELLI S 86°50'00" E 100.00 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF DANIEL LEE WAGONFIELD (INSTRUMENT #20070507-0054577 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY LINE OF WAGONFIELD S 43°45'00"E 761.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.77 ACRES MORE OR LESS.

Being part of the same property conveyed to Jackson M. Grizzard and Marjorie P. Grizzard, as tenants by the entirety, by Quitclaim Deed from Marjorie P. Grizzard of record in Instrument 20150317-0022831, said Register's Office, dated March 1, 2015. See also prior deeds of record in Instrument 20060123-0008203, Affidavit of record in Instrument 20081222-0121748, and deed of record in Book 5516, Page 672, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Harpeth Valley Utilities District of record in Book 5222, Page 730, and Instrument 20050912-0109443, said Register's Office; (3) Easement to Tennessee Power Co. in Book 787, Page 12, said Register's Office.

Tract 3 - Map #11400006300

LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHEAST MARGIN OF CHARLOTTE PIKE (A.K.A.) U. S. HIGHWAY 70, SAID LAND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7-5-08 BY (KENNETH W. MORTON, TN. R.L.S. NO. 623) AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON PIPE BEING NORTHEAST CORNER OF JACK W. WATSON AND OLLIE B. WATSON (BOOK 11237, PAGE 530 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY LINE OF WATSON N 43°15'00" W PASSING THROUGH AN OLD FENCE POST AT 478.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 525.00 FEET TO A POINT IN BRANCH, SAID POINT BEING A COMMON CORNER WITH ALBERT W. STOCKELL, III (BOOK 5639, PAGE 881 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH BRANCH AND THE EASTERLY LINE OF STOCKELL THE FOLLOWING THREE CALLS;

N 28°30'00"W 54.97 FEET TO A POINT IN BRANCH; THENCE
N 07°41'00" E 50.00 FEET TO A POINT IN BRANCH; THENCE
N 19°00'00" W 100.00 FEET (DEED N 19°00'. E 100.00 FEET) TO A POINT IN BRANCH, SAID POINT BEING THE SOUTHWEST CORNER OF MARJORIE P. GRIZZARD (PART OF INSTRUMENT #20060123-0008203 R.O.D.C., TN.- MAP 114, PARCEL 288 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID BRANCH WITH THE SOUTHERLY LINE OF GRIZZARD S 43°45'00" E PASSING THROUGH A WITNESS POINT, IRON ROD (NEW) AT 44.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 700.00 FEET TO AN IRON ROD (NEW) IN THE NORTHEAST MARGIN OF CHARLOTTE PIKE, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN OF CHARLOTTE PIKE S 46°15'00" W PASSING THROUGH A CONCRETE MONUMENT AT 69.20 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.37 ACRES MORE OR LESS.

Being part of the same property conveyed to Jackson M. Grizzard and Marjorie P. Grizzard, as tenants by the entirety, by Quitclaim Deed from Marjorie P. Grizzard of record in Instrument 20150317-0022831, said Register's Office, dated March 1, 2015. See also prior deeds of record in Instrument 20060123-0008203, Affidavit of record in Instrument 20081222-0121748, Quitclaim Deed in Instrument 20030522-0069745 and Instrument 20030522-0069744, and deed of record in Book 1977, Page 400, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Harpeth Valley Utilities District of record in Book 5222, Page 730, and Instrument 20050912-0109444, said Register's Office; (3) Easement to Tennessee Power Co. in Book 787, Page 12, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7534 Charlotte Pike, Nashville, TN 37209
(House No.) (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 our hands this 27th day of June, 2018.

Jackson M. Grizzard

Jackson M. Grizzard

Marjorie P. Grizzard

Marjorie P. Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2018.

My Commission Expires: 7.2.18

Notary Public

ZAIDA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON TENN.