WARRANTY DEED

Bill Garrett Davidson County
Batch# 110991 **DEEDWARR**
06/29/2018 01:10:25 PM 2 pgs
Fees: $13.00 Taxes: $1,338.71

20180629-0063220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,812.50.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 5, 2020
(AFFIX SEAL)

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

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

File No.: 18-0419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
First United Pentecostal Church of Nashville, Inc.	NEW OWNER	#11400028000 and #11400006200
(NAME) 7512 Charlotte Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-ONE THOUSAND EIGHT HUNDRED TWELVE AND 50/100 DOLLARS ($361,812.50), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL LEE WAGONFIELD AND WIFE, BONNIE GRIZZARD WAGONFIELD,
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, Parcel 11400028000

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being part of lot No. 5 on the Plan of the lands of William Gower, deceased, as of record in Minute Book "H" Page 487, County Court for said County, described partly according to a survey made by Z.J. Wilkinson, Surveyor, July 25th 1950, as follows:

Beginning at the northwest corner of the property conveyed to Jackson M. Grizzard and wife by deed from Edward D. Phelan Jr. and wife of record in Book 2015, Page 421, Register's Office for said County; thence with the Grizzard's northwesterly line and the center of the T.V.A. transmission line, north 41 degrees 19' east 100 feet to Grizzard's northeast corner; thence north 43 degrees 41' west 430 feet more or less to a point; thence north 86 degrees 50' west 150 feet more or less to the northeast corner of the property conveyed to Edward D. Phelan and wife by deed from Dennis O'Brien and wife of record in Book 1977, Page 400, said Register's Office; thence with Phelan's northeasterly line south 43 degrees 41' east 549 feet to the beginning.

Being the same property conveyed to Daniel Lee Wagonfield and wife, Bonnie Grizzard Wagonfield by Quitclaim Deed from Marjorie P. Grizzard, of record in Instrument 20070507-0054577, dated May 6, 2007, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20060123-0008203 and Deed of record in Book 5186, Page 855, said Register's Office.

Tract Two, Parcel 11400006200

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the lands of William Gower, deceased, as of record in Minute Book 8, Page 487, County Court for said County, being Lot No. 3 as shown on the survey made by Z.J. Wilkinson, Surveyor, July 25, 1950, described as follows:

Beginning at the center of Charlotte Pike (Road) or U.S. Highway No. 70 at the point 120 feet southwest of the most southerly corner of the property conveyed to John E. Phelan and wife by Deed from Edward D. Phelan, Jr. and wife, of record in Book 1938, Page 572, Register's Office for said County, being the corner of Lots Nos. 2 and 3 on said survey; thence with the line between said two Lots North 43 deg. 41' West 250 feet to the center of the T.V.A. Transmission Line; thence with the center of said line South 41 deg. 19' West 100 feet; thence South 43 deg. 41' East 250 feet to the center of said Pike (Road) or highway; thence with the center of said Pike (Road) or highway Northeastwardly 100 feet to the beginning.

Being the same property conveyed to Daniel Lee Wagonfield and wife, Bonnie Karen Grizzard Wagonfield by deed from Jackson M. Grizzard and wife, Marjorie P. Grizzard, of record in Book 5926, Page 903, dated August 19, 1982, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Minute Book H, Page 487, said Register's Office; (3) TVA Transmission Line Easement

unimproved ☐
This is improved ☒ property, known as 0 & 7538 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.

Daniel Lee Wagonfield

Bonnie Grizzard Wagonfield

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 Daniel Lee Wagonfield and Bonnie Grizzard Wagonfield, 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

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.