WARRANTY DEED

Bill Garrett Davidson County
Batch# 110991 **DEEDWARR**
06/29/2018 01:10:25 PM 2 pgs
Fees: $13.00 Taxes: $1,160.65

20180629-0063222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,687.50.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

R. L. MOO... STATE OF TENNESSEE NOTARY PUBLIC ... COUNTY, TENN.

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

File No.: 18-0417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
First United Pentecostal Church of Nashville, Inc.	NEW OWNER	#11400006100
(NAME)	(NAME)	
7512 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTEEN THOUSAND SIX HUNDRED EIGHTY-SEVEN AND 50/100 DOLLARS ($313,687.50), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN E. PHELAN, SR. AND MARY L. PHELAN, TRUSTEES OR THEIR SUCCESSOR IN TRUST, UNDER THE PHELAN FAMILY LIVING TRUST, DATED APRIL 6, 2015,

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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Division of The John Edward Phelan, Sr. Property of record in Plat Book 5190, Page 314, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to John E. Phelan, Sr. and Mary L. Phelan, Trustees or their successor in trust, under The Phelan Family Living Trust, dated April 6, 2015, by Quitclaim Deed from John Edward Phelan, Sr. and wife, Mary L. Phelan, of record in Instrument 20150911-0092362, dated September 10, 2015, Register's Office for said County. See also prior deed of record in Book 5186, Page 857, said Register's Office.

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 Plat Book 5190, Page 314, said Register's Office; (3) All matters of record in Minute Book H, Page 487, said Register's Office; (4) TVA Easement of record in Plat Book 5190, page 314, said Register's Office; (5) Easement to Tennessee Electric Power Co. of record in Book 787, Page 12, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7530 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.

John E. Phelan, Sr. and Mary L. Phelan, Trustees or their successor in trust, under The Phelan Family Living Trust, dated April 6, 2015

By: John E. Phelan, Sr., Trustee

By: Mary L. Phelan, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John E. Phelan, Sr. and Mary L. Phelan, Trustees of The Phelan Family Living Trust, dated April 6, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Trustees of The Phelan Family Living Trust, dated April 6, 2015, and that he/she/they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

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

My commission expires: 7.2.18

Notary Public

