Karen Y Johnson Davidson County
Batch# 140104 **DEEDWARR**
09/12/2018 09:50:46 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20180912-0090381

WARRANTY DEED

RUTHERFORD COUNTY
RICK G. MANSFIELD
STATE OF TENNESSEE
NOTARY PUBLIC

State of Tennessee
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Laura Hobson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 8/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Faith Family Medical Center, a Tennessee nonprofit corporation	Faith Family Medical Center, a Tennessee nonprofit corporation	Map & Parcel 092-11-0-324
(NAME)	(NAME)	
336 21st Avenue North	326 21st Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Samuel Jeffery Summers (being one and the same person as Samuel Jeff Summers), unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Faith Family Medical Center, a Tennessee Non-Profit Corporation,** hereinafter called the GRANTEE, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a found mag nail with disk in asphalt in the eastern right of way line of 21st Avenue North, common corner with Faith Family Medical Center (Parcel ID: 09211032500) recorded in Special Warranty Deed Instrument # 20171023-0108482 and Quit Claim Deed Instrument Number 20171023-0108483 in the Davidson County Register of Deeds, said corner being located **156 feet** more or less from the point of intersection of the eastern right of way of 21st Avenue North and the northern right of way of Murphy Avenue, thence with the right of way line of 21st Avenue **North 30 Degrees 43 Minutes 08 Seconds West for 50.00 feet** to a found 5/8" diameter iron rebar common corner with Seton Corporation (Parcel ID: 0921032300) recorded in Deed Instrument Number 20011231-0144942 in the Davidson County Register of Deeds;

Thence with said line **North 59 Degrees 19 Minutes 04 Seconds East for 170.10 feet** to a found 5/8" diameter iron rebar in the western right of way of METRO Alley Number 901;

Thence with said line **South 30 Degrees 41 Minutes 24 Seconds East for 50.00 feet** to a found 5/8" diameter iron rebar with CESO Cap common corner with Faith Family Medical Center property:

Thence with said line **South 59 Degrees 19 Minutes 04 Seconds West for 170.08 feet** to the point of beginning.

Land description prepared by Kenneth D. Church, TN RLS 1004, 5010 Linbar Drive, Suite 153, Nashville, TN 37211, per survey dated September 4, 2018. Source of North per Tennessee State Plane Coordinate System NAD83. Parcel containing 8,505 square feet more or less / 0.19 acres more or less.

Being the same property conveyed to Samuel Jeff Summers, unmarried, by deed dated December 17, 2004, from David A. Wright and wife, Maryjane Turbett, as shown of record in Instrument #20041228-0152767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 336 21st Avenue, North, Nashville, TN 37203
(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 hand this the 7th day of September, 2018.

Samuel Jeffery Summers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Samuel Jeffery Summers, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2018.

Notary Public

My Commission Expires: 2-28-2019

File No.: 15585

RICK G. MANSFIELD
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY