Karen Johnson Davidson County
Batch# 194120 DEEDWARR
02/11/2019 02:46:30 PM 7 pgs
Fees: $38.00 Taxes: $781.11
20190211-0012769

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $211,111.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2019.

Notary Public

My Commission Expires: 10-14-2019

JONNA E. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Robert Braswell
168 Charleston Park
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
061-02-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST BAPTIST CHURCH OF NASHVILLE**, a corporation organized and existing by special act of the Legislature of Tennessee, being one and the same as First Baptist Church, Seventh and Broadway, Nashville, Tennessee, hereinafter

called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT BRASWELL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 118 on the Map of Section Two, Gra-Mar Acres, of record in Book 2133, page 74, Register's Office for Davidson County, and described as follows:

Beginning at a point in the westerly margin of Saunders Avenue at the common comer of Lots 117 and 118; thence northerly with said Avenue 126.75 feet to a concrete monument; thence with a curve in a northwesterly direction 29.43 feet to a concrete monument in the south margin of Joyce Lane; thence westerly with said Lane 170 feet to a concrete monument; thence southerly 190 feet to a concrete monument at the corner of Lots 118 and 117; thence easterly with the line between said lots 215.16 feet to the point of beginning.

Being the same property conveyed to First Baptist Church by deed from the Tennessee Baptist Foundation, Executor of the Estate of Juanita Holt, of record in Instrument No. 20180102-0000073, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2133, page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4429 Saunders Avenue, Nashville, TN 37216.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds the undersigned, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Sale of the subject land is made in AS IS. Grantor makes no representations or warranties with respect to the subject property except as specifically set forth herein.

WITNESS our hand effective the 11th day of February, 2019.

FIRST BAPTIST CHURCH OF NASHVILLE,
a corporation organized and existing by special act of the Legislature of Tennessee, acting by and through its Trustees, each of whom execute below in their official capacity only and without personal liability

By: _____
Nancy Brock, Trustee

By: _____
Ted Beard, Trustee

By: _____
Jerry Burden, Trustee

By: _____
Carol Chambers, Trustee

By: _____
Mary Ann Harris, Trustee

By: _____
David Fisher, Trustee

By: _____
William Webb, Trustee

By: _____
Jason Jean, Trustee

By: _____
Elaine Hostetter, Trustee

<Notary Acknowledgments to follow on separate pages.>

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY BROCK, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TED BEARD, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY BURDEN, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

762205.1/020190139

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL CHAMBERS, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of day of February, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN HARRIS, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID FISHER, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

762205.1/020190139

201902110012769

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM WEBB, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON JEAN, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE HOSTETTER, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2019.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

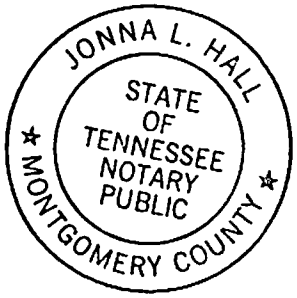
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



722337.1/2010969