Karen Johnson Davidson County
Batch# 201277 DEEDWARR
03/04/2019 09:15:36 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20190304-0019232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony C. Suggs	New Owner (NAME)	
2410 Plumnelly Lane (ADDRESS)	(ADDRESS)	043-01-0-066.00
Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AGAPE to the Nations, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony C. Suggs, hereinafter called the Grantees, their heirs and assigns, that 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. 13 ON THE PLAN OF EAST LAWN, BLOCK "G", AS SHOWN ON PLAT OF RECORD IN BOOK 547, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUGGS REVOCABLE LIVING TRUST DATED FEBRUARY 5, 2015, HORACE MICHAEL SUGGS AND NONA RHEA SUGGS, TRUSTEE, BY QUITCLAIM DEED, FROM H. MIKE SUGGS AND NONA RHEA SUGGS, OF RECORD IN INSTRUMENT NUMBER 20151009-0103141; BEING THE SAME PROPERTY AS FURTHER CONVEYED TO AGAPE TO THE NATIONS, INC. BY QUITCLAIM DEED FROM SUGGS REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2015, HORACE MICHAEL SUGGS AND NONA RHEA SUGGS, TRUSTEE, OF RECORD IN INSTRUMENT NUMBER 20190304-0019231, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1126 Florence Avenue, Madison, TN 37115
(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/our hand(s) this 28th day of February, 2019.

WARRANTY DEED
(Continued)

AGAPE to the Nations, Inc.

BY: _____
Wade Riggins, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Wade Riggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of AGAPE to the Nations, Inc., the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the AGAPE to the Nations, Inc. as President.

Witness my hand and official seal, at office, on this the 28th day of February, 2019.

_____
Notary Public

My commission expires: _____

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072