WARRANTY DEED

Karen Johnson Davidson County
Batch# 239363 DEEDWARR
06/05/2019 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20190605-0053772

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/11/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
New Beginnings International Ministry, Inc.	New Beginnings International Ministry, Inc.	087-00-0-032.01
(NAME)	(NAME)	
832 Cherokee Avenue	832 Cherokee Avenue	087-00-0-32.02
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	087-00-0-033.00 and 098-00-0-208.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Edward Mims and Sandra Austin Mims, Trustees of The William Edward Mims and Sandra Austin Mims Joint Revocable Living Trust U/A/D March 13, 2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **New Beginning International Ministry, Inc,**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 1:
Land lying and being in the 4th Civil District of Davidson County, Tennessee and being shown on Tax Map 87, Par 33. Said tract of land in bounded on the South by Central Pike, on the West by property of James A. Gaines, on the North by Valley Grove Subdivision, Section 3, on the East by property of James Albert Maddox and wife, Brenda J. Maddox and also by the property owned by Charles Galbreath and Alex Zanetti, said property being in a rectangular shape and being approximately 50 feet wide and approximately 630 feet long.

INCLUDED in the above description but SPECIFICALLY EXCLUDED herefrom is that portion of the property conveyed to Thomas Paige Zanetis by Quitclaim Deed from William E. Mims and wife, Sandra A. Mims dated 09/04/1998 and of record in Book 11133, Page 456, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Tract No. 2:
Land in Davidson County, Tennessee, being part of the Homestead and Dower Tract of Land of the H. G. Steele Property, shown on a survey by Lyle and Batts, County Surveyors, August, 1896, and being part of Tract No. 9 as shown on a survey by Hickerson & Hickerson Engineers, February 6,1964, and described as follows:

Beginning at an iron pin in the easterly side of Tract 9 said point being 260.0 feet on a bearing of N 25 degrees 28 minutes W from the center line of Central Pike and thence S 64 degrees 32 minutes W 170.0 feet to an iron pin; thence N 25 degrees 28 minutes W 200.00 feet to an iron pin; thence N 64 degrees 32 minutes E 170.0 feet to an

iron pin; thence S 25 degrees 26 minutes E 200.00 feet to the beginning and containing 0.78 acres, more or less.

Tract No. 3:
Land in Davidson County, Tennessee, being part of the Homestead and Dower Tract of land of H. G. Steele shown on survey by Lyle and Batts, County Surveyors, August 1896, being part of Tract No. 9 as shown on a survey by Hickerson & Hickerson, Engineers, February 6,1964, described as follows:

Beginning at a point in the center line of Central Pike, being the southeasterly corner of Tract No. 9; thence with the center line of said pike 170.0 feet; thence N 25 degrees 28 minutes W 260.0 feet to an iron pin; thence N 64 degrees 32 minutes E 170.0 feet to an iron pin; thence S 25 degrees 28 minutes E 260.0 feet to the beginning, containing 0.88 acres, more or less.

Being part of the same property conveyed to William E. Mims by Warranty Deed dated 04/14/1998 from Alex W. Zanetis and wife, Thelma R. Zanetis of record in Book 10888, Page 677, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Edward Mims and Sandra Austin Mims, Trustees, U/A/D March 13, 2012, and any Successor Trustees by Quit Claim Deed dated 03/13/2012 from William E. Mims of record in Instrument 201203210024089, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4201 - 4205 & 00 Central Pike & 3179 Earhart Road, Hermitage, TN 37076

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 31st day of May, 2019.

The William Edward Mims and Sandra Austin Mims Joint Revocable Living Trust U/A/D March 13, 2012.

William Edward Mims, Trustee

Sandra Austin Mims, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

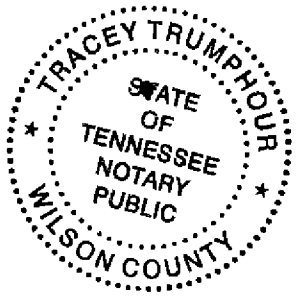
Before me, the undersigned Notary in and for said County and State, personally appeared the within named William Edward Mims and Sandra Austin Mims, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of The William Edward Mims and Sandra Austin Mims Joint Revocable Living Trust UAD 3/13/2012, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 31st day of May, 2019.

NOTARY

MY COMMISSION EXPIRES: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY