Karen Johnson Davidson County
Batch# 261670 DEEDWARR
07/24/2019 03:14:37 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20190724-0072794

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575000.00. Affiant Subscribed and sworn to before me, this the 23rd day of July, 2019. Notary Public My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Welcome Home Ministries	neil elmore	06106000300
P.O. Box 100183		
Nashville, TN 37224		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID PAYNE AND JULIE DOWNS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WELCOME HOME MINISTRIES, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

The westerly 276.7 feet of Lot #3 on the Map or Subdivision of Part of the William Bradford Land, of record in Book 547, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey, dated September 25, 1965, not of record, made by William H. Evans, Surveyor, as follows:

Beginning at the northeast corner of said property, on the southerly margin of Broadmoor Drive, then running South 2 deg. 30' West 230 feet to a point, along the westerly boundary line of the Ransom property; thence in a westerly direction 133. 5 feet to a point; thence North 2 deg: 30' East East 70.6 feet to an iron Stake; thence North 85 deg. 15' West 143.73 feet to an iron stake in the westerly boundary line of Lot No. 3; thence North 2 deg. 30' East 150 feet to an iron stake in the southerly margin of Broadmoor Drive; thence with the southerly margin of Broadmoor Drive, as constructed, South 89 deg. 25', East 277.2 feet to the point of beginning.

Tract II

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property of record in deed book 6612, page 671, and being shown as parcel 141 on property map 61-6, and being described as follows:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR19-446

Beginning at an iron pin (new),the most northeast corner of this tract, a corner to Elmer Kent (deed book 4039, page 234), and being the most northeast corner of John Billy McIntosh (deed book 4612, page 671); thence with said Kent, S. 06 deg. 10 min. 49 sec. N. 27.92 feet to an iron pin (new); thence, with a new dividing line, N. 49 deg. 10 min. 01 sec. W. 73.79 feet to a railroad spike (new) in the line of said Kent; thence, with Kent, S. 81 deg. 22 min. 40 sec. E. 67.12 feet to the beginning, containing 936.1 square feet, more or less.

Being the same property conveyed to David Payne and Julie Downs, husband and wife by Warranty deed from Helen A. Kent, unmarried of record in Instrument No. 20160126-0007373 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 446 Broadmoor Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of July, 2019.

by attorney in fact

David Payne by Julie Downs, ~~his Attorney-In-Fact~~

Julie ~~Downs~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julie Downs, individually and as attorney-in-fact for David Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021