Karen Johnson Davidson County
Batch# 266401 DEEDWARR
08/05/2019 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190805-0076948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/18/20

(AFFIX SEAL)

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 2013-B Redigo Trust Dated December 20, 2013	Owner	
(NAME) 1711 Old Fort Parkway, Suite A	(NAME)	149-00-0-345.00
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTIAN EDUCATION INC., A TENNESSEE NON-PROFIT CORPORATION D/B/A EZELL-HARDING CHRISTIAN SCHOOL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERROLD DON PEDIGO, TRUSTEE OF THE 2013-B PEDIGO TRUST DATED DECEMBER 20, 2013**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2450 Morris Gentry Blvd., Antioch, TN 37013
(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 2 day of August, 2019

CHRISTIAN EDUCATION INC. D/B/A EZELL-HARDING CHRISTIAN SCHOOL

BY: _____

LINDSEY JUDD, PRESIDENT

BY: _____

DAVID SMITH, BOARD MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Lindsey Judd, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, the within named bargainor, a corporation, and that he as such President of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 2 day of August, 2019.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Commission expires:

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Board Member of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, the within named bargainor, a corporation, and that he as such Board Member of Christian Education Inc., a Tennessee non-profit corporation d/b/a Ezell-Harding Christian School, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 2 day of August, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

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Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, of the property survey for Christian Education Inc., as shown on plat recorded in Instrument No. 20190710-0067022 and Consent to Final Plat of the Morris Gentry Blvd Lots 1 and 2 of record in Instrument No. 20190726-0073983, and Scrivener's Affidavit of record in Instrument No. 20190730-0074771, the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Star Investments, successor by merger to Priest Lake Storage, LLC (as to Tract One) and Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday (as to Tract Two) to Christian Education, Inc. d/b/a Ezell-Harding Christian School as recorded on the 6th day of November, 2013 in Instrument No. 20131106-0115267; part of Quitclaim Deed from Priest Lake Investments, a Tennessee general partnership to Priest Lake Storage, LLC as recorded on the 20th day of November, 1997 in Deed Book 10690, Page 58; part of Warranty Deed from Charles H. Turner and Christian Education, Inc. to Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday as recorded on the 23rd day of June, 1987 in Deed Book 7276, Page 201; part of Warranty Deed from J and W Properties, a partnership, composed of Preston Wright and A. J. Johnson to Priest Lake Investments, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday as recorded on the 23rd day of June, 1987 in Deed Book 7276, Page 196 and part of Warranty Deed from Lillian C. Vaughn, unmarried to Priest Lake Investments, a Tennessee General Partnership consisting of C. Gregory Smith, Jr. and Doyle R. Monday as recorded on the 21st day of November, 1985 in Deed Book 6714, Page 733, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, 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: 12/18/22

