Karen Johnson Davidson County
Batch# 316496 DEEDWARR
11/18/2019 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20191118-0118246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

(Affiant)

Sworn to and subscribed before me this 15th day of November, 2019.

Notary Public

My commission expires: NOV. 15, 2019

QUINDAL EVANS SEGALL NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Simon Sedek (NAME)	**Simon Sedek** (NAME)	**092-03-0-112**
4 Bridleway Trail (ADDRESS)	**4 Bridleway Trail** (ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	**Nashville, TN 37215** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Westwood Baptist Church, University Center, a Tennessee corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Simon Sedek,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 84 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 84 fronts 50 feet on the northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

BEING all the same property conveyed to WESTWOOD BAPTIST CHURCH, by Deed from MARY LUCILLE BROWN COTTON, UNMARRIED, of record in Instrument No. 20000622-0062305, Register's Office for Davidson County, Tennessee.

WESTWOOD BAPTIST CHURCH, as grantee under that Deed from MARY LUCILLE BROWN COTTON, UNMARRIED, of record in Instrument No. 20000622-0062305, Register's Office for Davidson County, Tennessee, is one and the same as WESTWOOD BAPTIST CHURCH, UNIVERSITY CENTER, A TENNESSEE CORPORATION.

This Conveyance is 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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) taxes not yet due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2019.

Westwood Baptist Church, University Center

By: _____
Oscar Dismukes, Trustee

By: _____
James Ellison, Jr., Trustee

By: _____
Andrew Hanserd, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2019, before me personally appeared Oscar Dismuke, James Ellison, Jr., and Andrew Hanserd, Trustees of Westwood Baptist Church, Univeristy Center, a Tennessee corporation, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed on behalf of Westwood Baptist Church, Univeristy Center, a Tennessee corporation, in their capacity as Trustee(s) for said Corporation.

Witness my hand, at office, this 15th day of November, 2019.

_____
Notary Signature
My commission expires: 7/6/2020

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

Quin Evans Segall

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public