Karen Johnson Davidson County
Batch# 332855 DEEDWARR
12/20/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20191220-0131630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W-RR-19-2707

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Cope Batson, III and Ginger Niccole Batson	**New Owner**	
(NAME) **1132 Seven Points Pass**	(NAME)	**062-00-0-044.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **DONELSON FREE WILL BAPTIST CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK COPE BATSON, III AND GINGER NICCOLE BATSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, in what is known as Pennington's or McSpadden's Bend of the Cumberland River, and being designated as Tract No. 2 on an unrecorded map of a Subdivision of a tract of 36 acres and 116 poles, known as L. P. Forkum land, as shown by an unrecorded survey dated April 26, 1950, by Lawrence Kelly, Surveyor, as follows:

Tract No. 2 is described as beginning at a point in the center of Old Haysboro Road, at the common corner of Tracts 1 and 2 of the said Forkum Subdivision in the east line of Orndorf land; thence with the line between Tract 1 and 2, South 85 deg. 15' East, 591.5 feet to a point; thence South 1 deg. West, 190 feet to a point; thence North 84 deg. 15' West, 591.5 feet to the center line of Old Haysboro Road; thence with the center line of said Road, North 1 deg. East, 190 feet to the beginning.

Being the same property conveyed to Donelson Free Will Baptist Church by General Deed from Oleda Miller Rudy and husband, Robert Lundquist of record in Book 9300, page 302, Register's Office for Davidson County, Tennessee, dated March 21, 1994 and recorded on April 5, 1994.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2707 Pennington Bend, Nashville, Tennessee 37214**.

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), their heirs and 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), 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 the 18th DAY OF DECEMBER, 2019.

Donelson Free Will Baptist Church

BY: _____
Adam Hall
Chairman of Leadership Council

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ADAM HALL, 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 the CHAIRMAN OF LEADERSHIP COUNCIL of DONELSON FREE WILL BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHAIRMAN OF LEADERSHIP COUNCIL.

Witness my hand and official seal, this the 18th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.