WARRANTY DEED

Karen Johnson Davidson County
Batch# 351705 DEEDWARR
01/31/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20200131-0011860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Michael D Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1291KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Greater Faith Missionary Baptist Church	SAME	034-01-0-004.00
PO Box 28 1362		
Nashville TN 37228		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOMMIE WILLIAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GREATER FAITH MISSIONARY BAPTIST CHURCH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 0 Hardaway Drive, Goodlettsville, TN 37072

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/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), their 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 on the 30th day of January, 2020.

Tommie Williams
Tommie Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TOMMIE WILLIAMS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of January, 2020.

Notary Public _____

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-1291KH

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING at a 5/8-inch rebar set in the east right-of-way of Interstate 65, being located North 40 degrees 05 minutes 21 seconds East a distance of 270.85 feet from a concrete monument located at the intersection of the east right-of-way of Interstate 65 and the north right-of-way of Alta Loma Road, being the northwest corner of the City of Goodlettsville property (Instr. 00008323-0000482) and the southwest corner of the property described herein; thence leaving the City of Goodlettsville property and running with the east right-of-way of Interstate 65 for two (2) calls as follows: North 35 degrees 59 minutes 49 seconds East for a distance of 225.66 feet to a concrete monument, North 35 degrees 52 minutes 53 seconds East for a distance of 98.46 feet to a 5/8-inch rebar set, being the southwest corner of Outdoor Systems, Inc (Instr. 00011248-0000940); thence leaving Interstate 65 right-of-way and running with the south, east, and north lines of Outdoor Systems, Inc for three (3) calls as follows: South 54 degrees 07 minutes 07 seconds East for a distance of 70.00 feet to a 5/8-inch rebar set, North 35 degrees 52 minutes 53 seconds East for a distance of 50.00 feet to a 5/8-inch rebar set, North 54 degrees 07 minutes 07 seconds West for a distance of 70.00 feet to a 5/8-inch rebar set in the east right-of-way of Interstate 65, being the northwest corner of Outdoor Systems, Inc; thence leaving Outdoor Systems, Inc and running with Interstate 65 right-of-way North 35 degrees 52 minutes 53 seconds East for a distance of 5.12 feet to a 5/8-inch rebar set, being the northwest corner of the property described herein; thence leaving Interstate 65 right-of-way and running with Tommie Williams South 84 degrees 23 minutes 31 seconds East for a distance of 267.37 feet to a steel post found in the west line of O.I.C. Cobblestone (Instr. 20081229-0123139), being the northeast corner of the property described herein; thence leaving Williams and running with O.I.C. Cobblestone for two (2) calls as follows: South 27 degrees 19 minutes 09 seconds West for a distance of 393.19 feet to an angle iron found, South 27 degrees 42 minutes 29 seconds West for a distance of 49.01 feet to a concrete monument found, being the northeast corner of Billy Gray (Instr. 20120912-0082584) and the southeast corner of the property described herein; thence leaving O.I.C. Cobblestone and running with the north line of Gray North 62 degrees 59 minutes 25 seconds West 117.15 feet to a 5/8-inch rebar found, being the northwest corner of Gray and the northeast corner of Charles Toney (Instr. 20051117-0139107); thence leaving Gray and running with the north line of Toney North 62 degrees 59 minutes 25 seconds West for a distance of 133.00 to a 5/8-inch rebar set, being the northwest corner of Toney and the northeast corner of Hardaway Drive (Plat Book 2083, Page 74); thence leaving Toney and running with said right-of-way for three (3) calls as follows: North 62 degrees 59 minutes 25 seconds West for a distance of 25.00 feet to a 5/8-inch rebar set, South 27 degrees 00 minutes 35 seconds West for a distance of 30.00 feet to a 5/8-inch rebar set, North 62 degrees 59 minutes 25 seconds West for a distance of 25.00 feet to a 5/8-inch rebar set, being the northwest corner of Hardaway Drive and the northeast corner of the City of Goodlettsville property (Instr. 00008323-0000482); thence leaving Hardaway Drive and running with the north line of the City of Goodlettsville property North 62 degrees 59 minutes 25 seconds West for a distance of 5.00 feet to the point of beginning and containing 2.39 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on October 16, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

The above described property is subject to any easements, setbacks, or restrictions, shown or unshown, on deeds or plats of record pertaining to said property.

Failure to properly record this document may adversely affect the rights and/or title to the above described property.

Being the following described real estate situated in Council District 10 of Davidson County, Tennessee, being a portion of that property which was conveyed to Tommie H. Williams and wife, Bessie J. Williams as recorded in Deed Book 6519, Page 390 in the Register's Office of Davidson County, Tennessee. The said Bessie J. Williams having since died, title is now vested solely in the name of Tommie H. Williams.

This Conveyance is subject to the matters set forth below, if any, as well as (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, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. City of Goodlettsville taxes for the year 2019 and thereafter, for tax parcel identification number 034-01 4.00, not yet due and payable.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

4. Easement for Communication Right of Way, recorded in Book 7030, Page 407 and Instrument No. 20020215-0019975.

5. Easement for Ingress/Egress, recorded in Book 7523, Page 891.

6. Easement for Right of Way/Ingress-Egress, recorded in Book 11248, Page 927.

7. **Easement for Slope, recorded in Instrument No. 20011231-0144977.**

8. **Perpetual Easement Agreement recorded in Book 11248, Page 940.**

9. **Easement for Sewer recorded in Book 4362, Page 980 and Book 4468, Page 468.**

10. **PCS Site Agreement recorded in Book 9960, Page 658, amended at Instrument No. 20100113-0003191.**

11. **NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.**

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY