This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $235,000.00.

Affiant

Subscribed and sworn before me this the 20th day of February, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 361666 DEEDWARR
02/24/2020 08:23:01 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200224-0019835

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gregg Garner	Wilson Bank & Trust	064-09-0 066.00 &
4013 Cumberland Ave	623 West Main Street	064-09-0 065.00
Old Hickory, TN 37138	Lebanon, TN 37088	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ST. JOHN CHRYSOSTOM ROMANIAN ORTHODOX CHURCH**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GREGG GARNER**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot(s) 8 and 10 of Block "B" as shown on the plan entitled Map of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986, filed in the County Court Clerk's Office for said County.

Included in the above description but specifically excluded therefrom is that portion of the subject property conveyed to D. C. ESTES, by deed from OSCAR L. MCGEE AND WIFE, N. L. MCGEE, of record in Book 4427, page 763, said Register's Office.

Being known as 4107 Old Hickory Blvd., Old Hickory, TN 37138
Map/Par: 064-09-0 066.00

TRACT 2:
Land in Davidson County, Tennessee, being Lot(s) 12 and 14 of Block "B" as shown on the plan entitled Map of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being known as 4109 Old Hickory Blvd., Old Hickory, TN 37138
Map/Par: 064-09-0 065.00

Being a portion of the same property conveyed to St. John Chrysostom Romanian Orthodox Church by deed from Timothy James Watkins, dated 01/09/2019, of record in Instrument No. 20190117-0005162, as corrected in Instrument No. 20190307-0020970, said Register's Office.

Also being a portion of the same property conveyed to Timothy James Watkins by deed from George R. Wauford, dated 01/08/2018, of record in Instrument No. 20180108-0002275, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 4107 & 4109 Old Hickory Blvd, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

GG M.G.

Witness my hand this the 20th day of February, 2020.

St. John Chrysostom Romanian Orthodox Church

By: _____
Marin George, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marin George, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the Authorized Representative of the within named bargainor, a CHURCH, and that HE, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the CHURCH by the said Marin George as such Authorized Representative.

Witness my hand and official seal this 20th day of February, 2020.

_____
Notary Public

My Commission Expires:

9-6-22

