Karen Johnson Davidson County
Batch# 418012 DEEDWARR
06/18/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $192.40
20200618-0063771

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $52,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7030B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Esdras S Moran	New Owner	044-05-0-213.00
213 Bridgeway Avenue	3602 B old Hickory Blvd	
Old Hickory, TN 37138	Old Hickory, TN 37138	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTIAN COMMUNITY OUTREACH, INC.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ESDRAS S MORAN, MARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at an iron pin (old), in the southerly margin of Bridgeway Avenue, the northeast corner of a tract of land which belongs to Nathan Miller, having a deed reference in I.N. 20160714-0072137, RODCT, the northwest corner of this tract, and continuing, as follows: with a curve to the right, having a radius of 922.75 feet, an arc distance of 66.76 feet, and a chord bearing and distance of N 75°28'16" E, 66.75 feet to a rail road spike (new), in the southerly margin of Bridgeway Avenue, the northwest corner of a tract of land which belongs to Christian Community Outreach, Inc., having a deed reference in Deed Book 10307, Page 1, RODCT; thence, S 12°47'03" E, 102.74 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Christian Community Outreach, Inc., the northeast corner of a tract of land which belongs to James A. Waters, having a deed reference in Deed Book 4587, Page 526, RODCT; thence, S 75°22'47" W, 60.00 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to James A. Waters, the southeast corner of said tract of land which belongs to Nathan Miller; thence, N 16°32'39" W, 102.86 feet, to the point of beginning, containing 0.15 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated May 18, 2020.

4' Pedestrian Ingress, Egress, Equipment and Maintenance Easement

Beginning at a point in the southerly margin of Bridgeway Avenue, said point being located from an iron pin (old), in the southerly margin of Bridgeway Avenue, the northeast corner of a tract of land which belongs to Nathan Miller, having a deed reference in Instrument Number 20160714-0072137, RODCT, N 75°20'49" E, 62.75 feet, to the point of beginning, the northwest corner of this easement, and continuing, as follows:
N 77°25'10" E, 4.00 feet to a rail road spike (new), in the southerly margin of Bridgeway Avenue, the northwest corner of a tract of land which belongs to Christian Community Outreach Inc., having a deed reference in Deed Book 10307, Page 1, RODCT; thence, S 12°47'03" E, 64.67 feet to a point in the westerly boundary of said tract of land which belongs to Christian Community Outreach Inc.; thence with a new line, as follows: S 77°12'57" W, 4.00 feet; thence, N 12°47'03" W, 64.68 feet, to the point of beginning, containing 259 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated May 18, 2020.

Being the same property conveyed to Christian Community Outreach, Inc. by General Warranty deed from Nathan Miller and Sara Miller of record in Instrument No. 20150810-0079456 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 10, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 213 Bridgeway Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 11th day of June, 2020.

Christian Community Outreach, Inc.

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Christian Community Outreach, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 11th day of June, 2020.

_____
Notary Public

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 20-7030B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

