Karen Johnson Davidson County
Batch# 421532 DEEDWARR
06/19/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20200619-0065954

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 $115,000.00

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 # 20-7029B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Daniel Runion	New Owner	044-05-0-214.00
209 Bridgeway Avenue		
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

JONATHAN DANIEL RUNION, UNMARRIED

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, being Lot No. 207 on the Map of Rayon City, Old Hickory, Tennessee, not of record; described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Bridgeway Avenue at a point 150 feet east of the easterly margin of Keeton Avenue, said point being the corner of lots Nos. 207 and 208; thence with the line between said two lots southwardly 152.4 feet to the northerly line of lot No. 211, said point being 124.74 feet east of the easterly margin of Keeton Avenue; thence with the northerly line of lot No. 211 eastwardly 50 feet to the westerly line of lot No. 206; thence with the last mentioned line northwardly 150 feet to the southerly margin of Bridgeway Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Christian Community Outreach, Inc. by Warranty deed from W. O. White and wife, Ann M. White of record in Book 10307, page 1, Register's Office for Davidson County, Tennessee, dated December 18, 1996 and recorded on December 31, 1996.

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 209 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 and official seal, this 11th day of June, 2020.

Christian Community Outreach, Inc.

BY: _____

J. Carlton Drumwright, Authorized Agent

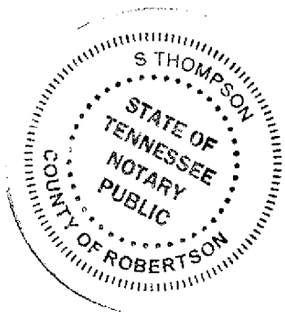
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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



File #: 20-7029B

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY