WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-FSBO-21-4405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 620303 **DEEDWARR**
04/21/2021 03:27:11 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210421-0053602

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Welcome Home Ministries	**New Owner**	
(NAME)	(NAME)	**061-02-0-074.00**
P.O. Box 100183		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, **BETHEL CHURCH OF THE NAZARENE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WELCOME HOME MINISTRIES,** 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, being part of Lot No. 3 on the Map showing the subdivision of the Wm. Bradford Lands in the 12th Civil District of said County, of record in Book 547, page 92, Register's Office for said County, and described according to a copy of a survey made by Barge Waggoner, Inc., Engineers, dated February 6, 1956, as follows:

Beginning at an iron pin in the west margin of Graycroft Avenue at the southeast corner of the land conveyed to T. C. Hooper et ux by deed from Loretta Harper Ransom of record in Book 2536, page 127, said Register's Office, said iron pin being 947 feet North from the center line of Maplewood Lane; thence, along the Southerly margin of said T. C. Hooper's land, North 87 degrees 41 minutes West 254.37 feet to an iron pin, said Hooper's Southwest corner; thence south 3 degrees 33 minutes West, along the Westerly line of the property conveyed to Loretta Harper Ransom by deed from John Roberts et ux, of record in Book 1223, page 632, said Register's Office, 7 feet to a point in said line; thence North 57 degrees 41 minutes East about 254 feet to a point in the West margin of Graycroft Avenue, thence with the West margin of Bela Avenue 7 feet to the beginning.

Being the same property conveyed to Bethel Church of the Nazarene by Warranty deed from Thelma E. Hooper, a widow of record in Instrument No. 20021025-0131262 Register's Office for Davidson County, Tennessee, dated October 23, 2002 and recorded on October 25, 2002.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4405 Graycroft Avenue, Nashville, Tennessee 37216**.

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 16th DAY OF APRIL, 2021.

Bethel Church of the Nazarene

BY: _____
Joe Drake
Pastor

BY: Ruth Fugate
Ruth Fugate
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOE DRAKE, 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 PASTOR of BETHEL CHURCH OF THE NAZARENE, 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 PASTOR.

Witness my hand and official seal, this the 16th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RUTH FUGATE, 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 SECRETARY of BETHEL CHURCH OF THE NAZARENE, 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 SECRETARY.

Witness my hand and official seal, this the 16th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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