Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 620500 DEEDWARR
04/22/2021 09:24:03 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20210422-0053875

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Granite and Stone Design, Inc.	New Owner	
(NAME) 108 Bush Road	(NAME) 201 Lyle Lane	134-12-0-005.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL HOUSE PUBLICATIONS OF THE NATIONAL ASSOCIATION OF FREE WILL BAPTISTS, INC., A TENNESSEE NONPROFIT CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANITE AND STONE DESIGN, INC., HEREINAFTER CALLED THE GRANTEES, 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 all of Lot 2 as shown on the Final Plat Amendment to Lots 1 and 2 of Randall House Subdivision Revised, of record in Instrument No. 20210315-0034019, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Sunday School Board of the National Association of the Free Will Baptist, Inc. by Warranty deed from Bush Building Company of record in Book 4528, Page 885 and Book 4528, Page 887, Register's Office for Davidson County, Tennessee, recorded on August 13, 1971. The said Sunday School Board of the National Association of the Free Will Baptist, Inc. merged with the Board of Church Training Service of the National Association of Free Will Baptist, thereby changing the name to the Sunday School and Church Training Board and Randall House Publication of the National Association of Free Will Baptist, Inc. by instrument of record in Book 6524, Page 809, Register's Office for

Davidson County, Tennessee. The name was further amended by that Amended and Restated Charter of record in Instrument Number 20071031-0128527, in said Register's Office to Randall House Publications of the National Association of Free Will Baptists, Inc.

THIS CONVEYANCE IS MADE SUBJECT TO: (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 108 Bush Road, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 21st day of April, 2021

Randall House Publications of The National Association Of Free Will Baptists, Inc., a Tennessee nonprofit corporation

BY: _____
Ron Hunter, Jr.
Chief Executive Officer

BY: _____
Michael Lytle
Director of Operations

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of April, 2021, before me personally appeared Ron Hunter Jr. and Michael Lytle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Chief Executive Officer and Director of Operations of Randall House Publications of The National Association Of Free Will Baptists, Inc., a Tennessee nonprofit corporation, the within named bargainor, a corporation, and that they as such Chief Executive Officer and Director of Operations executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the21st day of April, 2021.

_____
Notary Public

My Commission Expires: 9.20.23
(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY