WARRANTY DEED

File Number: 60037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

RACHEL L. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwayne L. Bell, Sr.	Same as new owner	82-13-194.00
(NAME)	(NAME)	
2107 Buena Vista Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eight Street Baptist Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwayne L. Bell, Sr. and Rajesh Aggarwal, 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 the northerly one0half of Lot No. 104 and the southerly 21 feet of Lot No. 105 on the Plan of D. T. McGavock's First Addition as of record in Book 10, Pages 606, 607, 608 and 609, Register's Office for said County.

Said parts of Lots Nos. 104 and 105 front together 68.5 feet on the westerly side of Sixth Avenue, North, formerly High Street, and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Eight Street Baptist Church by deed from Premier Properties, dated April 4, 2000, of record in Instrument # 20000407-0035272, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1215 6th Avenue North, Nashville, TN 37206

(House Number) (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 hand this 15th day of March, 2006.

Eight Street Baptist Church

By: _____
Willie L. Hannah, Trustee

By: _____
Anthony Mitchell, Trustee

Davidson County DEEDWARR
Recvd: 03/22/06 09:20 2 pgs
Fees:13.00 Taxes:1905.50

20060322-0032544

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie L. Hannah and Anthony Mitchell, Trustees for the Eight Street Baptist Church, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2006.

Commission expires:

MY COMMISSION EXPIRES
May 23, 2009

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Rachel Bell
Notary Public