WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/07 15:25 2 pgs
Fees:13.00 Taxes:333.00
20070802-0092172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Memorial Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Grant	Wells Fargo Bank, N.A.	082-07-0-342.00
(NAME)	(NAME)	
4258 Fairway Blvd.	1595 Spruce St.	
(ADDRESS)	(ADDRESS)	
Los Angeles, California 90043	Riverside, CA 92506	
(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, New Livingstone Baptist Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Grant, 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, beginning at a point 520 feet more or less east of the corner of Meridian Street and Grace Avenue; said lot fronts 50 feet on the Northerly side of Grace Avenue and runs back between parallel lines 165 feet to a line on the rear which measures 50 feet.

Being the same property conveyed to NEW LIVINGSTONE MISSIONARY BAPTIST, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record March 23, 1991, dated Book 8405, page 322, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 319 Grace St., Nashville, TN 37207
(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 30th day of July 2007.

New Livingstone Baptist Church

By: Ronnie T. Mitchell, Pastor

Ronnie T. Mitchell, Pastor

Kimberly Allen, Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Ronnie T. Mitchell, Pastor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Pastor** of **New Livingstone Missionary Baptist** and that he is duly authorized to execute this instrument on behalf of **New Livingstone Missionary Baptist**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 2007.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison
Notary Public

I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kevin Lamont Moore, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

MY COMMISSION EXPIRES: March 9, 2010

Notary's Seal (If on paper)