File No. 280400378

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/08 13:16 2 pgs
Fees:13.00 Taxes:1591.00
20080411-0036982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2008.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 8/23/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHEMA WORD CHRISTIAN CHURCH	**SAME AS NEW OWNER**	**MAP 93-16** **PARCEL 302.00**
(NAME) **120 Fain Street**	(NAME)	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged,

HOWARD E. JONES, JR., PASTOR, AS DULY AUTHORIZED BY RESOLUTION DATED APRIL 2, 2008 (TRUSTEES OF THE FAIRFIELD BAPTIST CHURCH)

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

RHEMA WORD CHRISTIAN CHURCH,

hereinafter called the grantee(s), it's 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 Lots Nos. 19 and 20 in Block "B" of the Hermitage Addition to Nashville, Tennessee, a Plan which is recorded in Book 57, Page 45 of the Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 19 and 20 front 50 feet each on the Northerly side of Hermitage Avenue or Fain Street extended and extending back Northerly between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Trustees of The Fairfield Baptist Church by Deed dated November 22, 1920, from Thomas B. Johnson and wife, Kate R. Johnson, of record in Book 554, Page 339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement and restrictive covenants of record.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **120 Fain Street, Nashville, TN 37210**
(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 GRANTEE(S), it's 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), it's 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 9th day of April, 2008.

FAIRFIELD BAPTIST CHURCH

By: _____
Howard E. Jones, Jr., Pastor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard E. Jones, Jr.** with whom I am personally acquainted and who proved himself to be the **Pastor of Fairfield Baptist Church**, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2008.

Commission expires: 8/23/11

_____
Notary Public

File Number: 280400378
RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072