Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120000249 DEEDWARR
Recvd: 01/03/12 12:51 2 pgs
Fees:13.00 Taxes:379.25
20120103-0000318

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2011.

Notary Public

My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Holden	**New Owner**	**Map 092, Group 06-0, Parcel 125.00**
2705 Morena Street		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ebenezer Community Church of Nashville, Inc. now known as
Ebenezer Community Church of Nashville, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Holden , an unmarried man

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 Lot No. 348, Block 20 on the Map of the Subdivision of the Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said Lot No. 348 fronts 50 feet on the Southerly side of Morena Street and extends back 205.4 feet on the Easterly line and 308.5 feet on the Westerly line to an alley, measuring 50.2 feet thereon.

Being the same property conveyed to Ebenezer Community Church of Nashville, Inc., by Special Warranty Deed, from JPMorgan Chase Bank, as Trustee on behalf of The Registered Certificateholders of GSAMP Trust 2004-SEA2, Mortgage Pass-Through Certificates, Series 2004-SEA2, by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC, as attorney in fact, a corporation organized and existing under the laws of the United States, of record in Instrument No. 20070601-0064862, Dated May 10, 2007, Register's Office for Davidson County, Tennessee. Per Articles of Amendment filed with the Tennessee Secretary of State on September 27, 2005, Ebenezer Community Church of Nashville, Inc. has changed its name to Ebenezer Community Church of Nashville.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 161, page 138, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2705 Morena Street, Nashville, TN 37208.

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 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 30th day of December, 2011.

Ebenezer Community Church of Nashville

X _____

By: Michael E. Williams, Authorized Agent

X _____

By: James Settles, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Michael E. Williams, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Ebenezer Community Church of Nashville, a Tennessee Corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of December, 2011.

My Commission Expires: 2-19-13

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, James Settles, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Ebenezer Community Church of Nashville, a Tennessee Corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of December, 2011.

My Commission Expires: 2-19-13

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110812DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027