BILL GARRETT, Davidson County
Trans:T20120067266 DEEDWARR
Recvd: 09/07/12 11:22 7 pgs
Fees:38.00 Taxes:96.20
20120907-0081254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Fred Matthews Jr.
Affiant

Subscribed and sworn to before me on this 5th day of September 2012.

Notary Public _____ My Commission Expires: _____

NICHOLAS PERENICH, JR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich
237 Old Hickory Blvd.
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
The Church of Jesus Christ of the Apostolic Faith, Inc. 3634 Clarksville Pike Nashville, TN 37218	New Owner	069 12 0 090.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stephen Bratten and David Bratten, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto The Church of Jesus Christ of the Apostolic Faith, Inc., hereinafter called the Grantee, its heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin, said pin being the northeast corner of the property conveyed to C.B.S. Realty Company by deed from Ernest H. Schroeder and wife, Daisy Katherine Schroeder, of record in Book 3792, Page 246 of the Register's Office of Davidson County, Tennessee; THENCE, with the northerly boundary of the C.B.S. Realty Company property, North 55 degrees 19'08" West, 144.31 feet to an iron pin at an existing chain link fence; THENCE, North 34 degrees 27'29" East, 99.75 feet to an iron pin; THENCE South 55 degrees 18'08" East, 152.79 feet to an iron pin; THENCE, South 39 degrees 29'20" West, 100.0 feet to the point of beginning, containing 0.34 acres, more or less (14,811.72 square feet).

BEING the same property conveyed to Stephen Bratten and David Bratten., by deed from House of Hatch Funeral Home, Inc, of record in Instrument number 20110329-0024130, Register's Office for Davidson County, Tennessee.

It is noted that the property described herein is subject to a 50 foot wide easement granted to the Tennessee Electric Power Company; said easement being adjacent to and parallel to the easterly boundary of the subject property. The property is also subject to other easements of record, including an easement granted to Piedmont Natural Gas Company, Inc., of record in instrument number 20120813-0072343, and a gas line easement noted in Book 2538, page 439Register's Office for Davidson County, Tennessee.

Grantee assumes taxes for the year 2012.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is unimproved property.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of September, 2012.

Stephen Bratten

Stephen Bratten

David Bratten

David Bratten

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Bratten, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 5th day of September, 2012.

Notary Public

My Commission Expires: July 6, 2013

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Bratten, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 5th day of September, 2012.

Notary Public

My Commission Expires: July 6, 2013

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Nick Perenich
Attorney at Law
237 Old Hickory
Boulevard, Suite 102
Nashville, Tennessee 37221

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Fax: (615) 662-2877
www.perenich.com
Mobile: (615) 506-5421
E-Mail: nick@perenich.com

VIA HAND DELIVERY

9/5/12

Bishop Fred Matthews, Jr.
The Church of Jesus Christ of the Apostolic Faith, Inc.
3634 Clarksville Pike
Nashville, TN 37218

RE: Sale of .34 acres

Dear Bishop Matthews:

I represent Stephen and David Bratten in the sale of the land located behind your church. The Bratten's are happy that you and they could come to an agreement to sell the land to the church.

The Brattens are executing a warranty deed to the church, transferring all their right, title and interest in the land to the church in return for a payment of $26,000. The Brattens are the full and rightful owners of the property. However, as you know, the property is subject to easements by Piedmont Natural Gas, Inc., as well as other easements of record.

We hope your church enjoys the use of the property.

Sincerely,

Nick Perenich

Mr. Stephen Bratten
Mr. David Bratten
Mr. Fred Matthews

RE: Title Examination of property

Gentlemen:

Upon examination of title to the hereinafter described property, as of September 4, 2012 at 12:00 p.m., I am of the opinion that record title to the property is vested in Stephen Bratten and David Bratten by deed from House of Hatch Funeral Home, Inc. of record in Instrument number 20120813-0072343 Register's Office for Davidson County, Tennessee, subject to:

1. 2012 County taxes, books not ready.
2. Recorded easements, including an easement to Tennessee Electric Power Company noted in Book 6529, page 587, an easement granted to Piedmont Natural Gas Company, Inc., of record in instrument number 20120813-0072343, and a gas line easement noted in Book 2538, page 439, Davidson County Register of Deeds.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Section 67-5-603, *et seq.*, Tenn. Code Ann.
4. Liens for labor performed and materials furnished within statutory period.
5. All questions of boundary lines and location of improvements and area contained in the subject property dependent upon a correct survey for determination.
6. Your attention is called to the fact that we were not furnished with a survey and, therefore, make no representation and accept no liability for matters which relate to the survey and property description.
7. Rights of parties in possession of all or any part of the subject property.
8. This title opinion is for the exclusive benefit of Stephen, David Bratten and Fred Matthews and may not be relied upon by any other party.

This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and location of improvements; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens, including liens for labor performed and materials furnished within the statutory period; (g) codes, zoning, setback, and other state, county, or city restrictions on use and development of property; (h) any matter not of record in the Register's Office for Davidson County, Tennessee, which would be disclosed by an accurate survey or inspection of the property; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of requisite capacity or approval of any corporation, partnership, trust or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as an attorney-in-fact or representative for another person; (r) governmental building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been recorded in the Register's Office for Davidson County, Tennessee; (t) any environmental law or protection matters or problems, unless notice thereof has been recorded in the Register's Office for Davidson County, Tennessee; or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records in the Register's Office Davidson County, Tennessee, and are therefore matters which we have not examined and about which we make no representation.

BEGINNING at an iron pin, said pin being the northeast corner of the property conveyed to C.B.S. Realty Company by deed from Ernest H. Schroeder and wife, Daisy Katherine Schroeder, of record in Book 3792, Page 246 of the Register's Office of Davidson County, Tennessee; THENCE, with the northerly boundary of the C.B.S. Realty Company property, North 55 degrees 19'08" West, 144.31 feet to an iron pin at an existing chain link fence; THENCE, North 34 degrees

27'29" East, 99.75 feet to an iron pin; THENCE South 55 degrees 18'08" East, 152.79 feet to an iron pin; THENCE, South 39 degrees 29'20" West, 100.0 feet to the point of beginning, containing 0.34 acres, more or less (14,811.72 square feet).

BEING the same property conveyed to Stephen Bratten and David Bratten., by deed from Buena Vista Funeral Home, Inc, of record in Instrument number 20110329-0024130, Register's Office for Davidson County, Tennessee.

It is noted that the property described herein is subject to a 50 foot wide easement granted to the Tennessee Electric Power Company; said easement being adjacent to and parallel to the easterly boundary of the subject property. The property is also subject to other easements of record, including an easement granted to Piedmont Natural Gas Company, Inc., of record in instrument number 20120813-0072343, and a gas line easement noted in Book 2538, page 439Register's Office for Davidson County, Tennessee.

Sincerely,

Nick Perenich
Attorney at Law

CITIZENS BANK
CITIZENS SAVINGS BANK & TRUST CO.
NASHVILLE, TENNESSEE 37208

OFFICIAL CHECK

10094847

64-305
611

PURCHASED BY 0640 CHURCH OF JESUS CHRIST

FEE PAID

09/05/2012

REMITTER

DRAWN TO THE ORDER OF STEPHEN BRATTEN

$ $13,000.00

Thirteen Thousand and 00/100********** VOID AFTER ONE YEAR

PAYABLE THROUGH WACHOVIA BANK, N.A. BUFORD, GA

CUSTOMER'S MEMO:

LAND PURCHASE 3634 LOT B FOR

NON NEGOTIABLE

+

CITIZENS BANK
CITIZENS SAVINGS BANK & TRUST CO.
NASHVILLE, TENNESSEE 37208

OFFICIAL CHECK

10094846

64-305
611

PURCHASED BY 0640 CHURCH OF JESUS CHRIST

FEE PAID

09/05/2012

REMITTER

DRAWN TO THE ORDER OF DAVID BRATTEN

$ $13,000.00

Thirteen Thousand and 00/100********** VOID AFTER ONE YEAR

PAYABLE THROUGH WACHOVIA BANK, N.A. BUFORD, GA

CUSTOMER'S MEMO:

3634 LOT B LND PURCHASE FOR

NON NEGOTIABLE

+