BILL GARRETT, Davidson County
Trans:T20120070779 DEEDWARR
Recvd: 09/20/12 08:46 2 pgs
Fees:13.00 Taxes:277.50
20120920-0085303

This instrument prepared by & return to: Fearnley & Califf, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2012, by and between Fred Matthews, Jr., Trustee of and for The Church of Jesus Christ of the Apostolic Faith, Inc., party of the first part, and True Faith M.B. Church, a Tennessee Non-Profit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the map of the Bransford Realty Company's Re-Subdivision of part of Manlove's Addition, a plan of which is of record in Book 421, Page 53, Register's office for said county, Said lot No. 25 fronts 43 feet on the northerly side of Knowles Street formerly Thompson Street, and extends back between parallel lines and along the westerly margin of 17" Avenue of Hawthorne Street, northerly 142 feet, more or less to an alley.

Being all or part of the same property conveyed to The Church of Jesus Christ of the Apostolic Faith by virtue of that certain Warranty Deed dated November 15, 1998, at Instrument No. 20080416-00387468 and 20080325-0029749 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Fred Matthews, Jr., Trustee

Fred Matthews, Jr., Trustee of and for The Church of Jesus Christ of the Apostolic Faith, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Fred Matthews, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Church of Jesus Christ of the Apostolic Faith, Inc., and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Trustee.

Witness my hand and seal, at office, this 18th day of **September, 2012.**

Memorie White
NOTARY PUBLIC

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| | |
|---|---|
| Property Owner & Address: | True Faith M.B. Church<br><br>1700 Knowles Street<br>Nashville, TN 37208 |
| Tax Parcel No | 08115033200 |
| Property Address: | 1700 Knowles Street<br>Nashville, TN 37208 |
| MAIL TAX BILLS TO: | True Faith M.B. Church<br><br>1700 Knowles Street<br>Nashville, TN 37208 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles E. Richardson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY