File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130005143 DEEDWARR
Recvd: 01/18/13 08:55 2 pgs
Fees: 13.00 Taxes: 1538.09

20130118-0006085

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/15/15 (AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kairos Community African	NEW OWNER	Parcel ID:
413 Veritas Street		13306002600
Nashville, TN 37211		

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 acknowledged, we

Advisory Board Tennessee Church of the Nazarene, Inc., Successor to Radner Church of the Nazarene, Inc. which is now dissolved

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kairos Community African Methodist Episcopal Church
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:

TRACT NO. I:
Being Lot Nos 314 and 316 on the plan of Sunrise Heights of record in Book 421, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the westerly 10 feet of Lot No. 316, as conveyed to C. E. Tidwell by deed of record in Book 2447, page 353, said Register's Office.

Being the same property conveyed to Radnor Church of the Nazarene, Inc., a Tennessee Not-for-Profit Corporation by deed from Mary Y. Allen, a widow, of record in Book 8361, page 115, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
Being Lot Nos. 310 and 312 on the plan of Sunrise Heights of record in Book 421, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Advisory Board, Tennessee District, Church of the Nazarene, Inc. by deed from Nellie Gray Pugh and husband, George W. Pugh of record in Book 2105, page 259, Register's Office for Davidson County, Tennessee. Further conveyed to Radnor Church of the Nazarene, Inc. by Quitclaim Deed of record in Book 8575, page 240, said Register's Office.

TRACT No, 3:
Being Lot No 308 on the plan of Sunrise Heights of record in Book 421, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Trustees of Radnor Church of the Nazarene by deed from James H. Lee and wife, Shirley H. Lee of record in Book 4307, page 577, Register's Office for Davidson County, Tennessee.

NOTE: Radnor Church of the Nazarene, Inc having been dissolved the Advisory Board Tennessee Church of the Nazarene, Inc., is Successor to Radnor Church of the Nazarene, Inc.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 413 Veritas Street, Nashville, TN 37211

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 17th day of January, 2013.

Advisory Board Tennessee Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of the Advisory Board Tennessee Church of the Nazarene, Inc. the within named bargainer, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Jeffrey A. Sexton as such Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2013.

My Commission Expires: 9/9/14 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN