This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Mathews Bobango, PLC
618 Church Street, Suite 300
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20130009187 DEEDWARRSP
Recvd: 02/01/13 15:18 3 pgs
Fees:18.00 Taxes:2960.00
20130201-0010964

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Nicholas L. Holland, and **Brandi L. Holland** **1313 4th Avenue North** **Nashville, TN 37208**	**(Same)**	**082-09-0-162.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Home Missioners of America, an Ohio non-profit corporation** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Nicholas L Holland** and wife, **Brandi L. Holland** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being the northerly half of Lot No. 69, as shown on the map entitled the Plan of D.T. McGavock's First Addition, of record in Book 10, pages 606 and 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 69 fronts 47 1/2 feet on the easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines 174 feet to an alley. The above description is taken from a survey thereof made February 5, 1936 by Eric Drake, County Surveyor.

Being part of the same property conveyed to THE HOME MISSIONERS OF AMERICA, AN OHIO CORPORATION, by deed from EDITH A. CARNEY, of record in Book 6177, page 925, dated November 16, 1983, said Register's Office.

Together with the beneficial easement rights contained in the instrument of record in Book 6177, page 928 in the Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as: **1312 Fifth Avenue North, Nashville, Tennessee 37208**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 30th day of JANUARY, 2013.

Home Missioners of America, an Ohio non-profit corporation

By: Sandra W. Wissel
Sandra W. Wissel
Its: Treasurer

STATE OF ~~OHIO~~ TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra M. Wissel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Treasurer of **The Home Missioners of America**, the within named bargainor, an Ohio non-profit corporation, and as such Treasurer, she executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its Treasurer.

Witness my hand and seal, at office in NASHVILLE, this 30th day of JANUARY, 2013.

Notary Public

My commission expires: NOV. 10, 2013

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $800,000.00.

Affiant

Sworn to and subscribed before me this
~~30~~ 1ST day of ~~JA~~ FEB, 2013.

Notary Public
My Commission Expires: NOV. 10, 2013

MILLER HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013