WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/13 09:40 2 pgs
Fees:13.00 Taxes:96.20
20130416-0037533

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$26,000.00.**

Affiant

Subscribed and sworn to before me this 8 day of April, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Claiborne Family of Faith Worship Center	New Owner	09316008900
81 Claiborne Street		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **R. Spencer Construction, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Claiborne Family of Faith Worship Center**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 189 on the Plan of Maury and Claiborne's Addition to South Nashville as of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 189 fronts 35 feet on the easterly side of Claiborne Street and runs back between parallel lines with the Northerly margin of Cannon Street 165 feet to an alley.

Being the same property conveyed to R. Spencer Construction, Inc., from Andre Lamont Petway, by deed on February 5, 2013, of record in Instrument Number 20130208-0013347, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **71 Claiborne Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 8, 2013.

R. Spencer Construction, Inc.

By Roland Spencer, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of April, 2013, before me, appeared Roland Spencer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of R. Spencer Construction, Inc., and that said instrument was signed on behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Roland Spencer, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY