Return To

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074726 DEEDWARR
Recvd: 08/29/13 09:01 2 pgs
Fees:13.00 Taxes:1572.50

20130829-0091116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 26TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 22, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5665 TRUE WAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
True Way Church	SAME	81-2-1
2721 Clarksville Pike		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
C & C LIMITED, A NEVADA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

~~TRUE WAY CHURCH~~ **

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

** Church of Our Lord Jesus Christ of Apostolic Faith, Inc. D/B/A True Way Church of our Lord Jesus Christ.

This is improved property known as 2721 Clarksville Pike, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 26th day of August, 2013.

C & C Limited, a Nevada limited liability company

BY: _____
Martha A. Melton, Manager

STATE OF California

COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Martha A. Melton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Manager of C&C Limited, a Nevada limited liability company, and that she, as such Manager, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Foster City, California, this 26th day of August, 2013.

Notary Public _____

My Commission Expires: March 15, 2017

JEFFREY J. SAN GABRIEL
Commission # 2012217
Notary Public - California
San Mateo County
My Comm. Expires Mar 15, 2017

13-R5665 TRUE WAY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, TN Being Lot No.1 on the Plan of Melissa Estates of record in Plat Book 5800, Page 138, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being further described i in a Warranty Deed recorded in instrument number 20061102-0135922 as follows:

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.553 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners-Unit # 371, 2721 Clarksville Hwy., dated December 6, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar with cap (Labeled as P.O.B) located on the southeastern right-of-way of Clarksville Pike and the common corner of N/F Church of Our Lord Jesus Christ of Apst. Faith (DB 10329-877), thence running along the common property line of N/F Church of Our Lord Jesus Christ of Apst. Faith S 33°30'00" W 143.14 feet to a PK nail found, thence N 56°30'00" W 175.00 feet to an iron pin set 1/2" rebar at the southeastern rightof-way of Ed Temple Boulevard (formerly known as 28th Street, thence running along the right-of-way line of Ed Temple Boulevard N 31°33' 50" E 65.00 feet to an iron pin set 1/2" rebar, thence with a curve to the right having an arc length of 121.54 feet, a radius of 75.00 feet and a chord bearing and distance of N 77°29'45" E 108.67 feet to an iron pin set 1/2" rebar on the southeastern right-of-way of Clarksville Pike, thence running along the right-of-way of Clarksville Pike S 56°30'00" E 101.71 feet to the point of beginning.

Being the same property conveyed by Warranty Deed to C & C Limited by Warranty Deed from Paladins Clarksville, LCC dated 10/24/2006 and recorded on 11/2/2006 in Instrument no. 20061102-0135922, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Subject to all matter appearing on the plat of record in Plat Book 5800, Page 138 of said registers office.

b. Lease Agreement in instrument no. 20060512-0056077, amended in 20061102-0135924 said registers office.

c. Deed of Easements to Metropolitan Government in Book 7877, Page 935 said registers office.

d. Order of Condemnation to Metropolitan Government in Book 5015, Page 696 said registers office.