WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140066232 DEEDWARR
Recvd: 09/05/14 12:30 2 pgs
Fees:13.00 Taxes:407.00
20140905-0081495

B-MG-14-1411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GMAT Holdings, GP	**New owner**	
(NAME)	(NAME)	**081-12-0-408.00**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RAY OF HOPE COMMUNITY CHURCH, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GMAT HOLDINGS, GP** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville called the Town of McGavock of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 50 feet on the westerly side of 9th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to UJIMA House, a Tennessee not-for-profit corporation by deed from Rodd Nelson, Trustee of record in Book 10903, page 722, Register's Office for Davidson County, Tennessee, dated June 2, 1998 and recorded on June 4, 1998. And being the same property conveyed to Ray of Hope Community Church, a Tennessee not-for-profit corporation by deed from UJIMA House, Inc., a Tennessee not-for-profit corporation of record in Instrument No. 20140807-0071353 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 7, 2014.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1411 9th Avenue North , Nashville, Tennessee 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 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 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/our hand(s) this the 29th DAY OF AUGUST, 2014.

Ray of Hope Community Church, a Tennessee not-for-profit corporation

BY: _____
Cyrus L. Booker, Chair of the Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Cyrus L. Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chair of the Trustees of Ray of Hope Community Church, a Tennessee not-for-profit corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chair of the Trustees.

Witness my hand and official seal, at office, this 29th day of August, 2014.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212