Davidson County DEEDWARR
Recvd: 09/18/14 10:06 3 pgs
Fees:18.00 Taxes:1017.50
20140918-0085647

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Polly E Lawt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2014.

Ashley Bouslog
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/19/18

Ashley Bouslog
State of Tennessee
Notary Public
Williamson County

ADDRESS OF NEW OWNERS:
Grace United M.B. Church
PO Box 160011
Nashville, TN 37216

SEND TAX BILLS TO:
Grace United M.B Church
PO Box 160011
Nashville, TN 37216

PARCELS:
033 00 0 249.00
&
033 00 0 088.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GREATER FAITH CHRISTIAN CENTER**, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **GRACE UNITED MISSIONARY BAPTIST CHURCH,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR NO. 924, DATED DECEMBER 20, 1995, AS FOLLOWS:
BEGINNING AT AN IRON PIN SET IN THE LINE OF MADISON UTILITY DISTRICT, THE MOST SOUTHEAST CORNER OF THE HOUSE OF PRAYER CHURCH PROPERTY, AND BEING THE MOST SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, WITH SAID CHURCH PROPERTY, N 08°57'11" E 146.70 FEET TO AN IRON PIN SET, CORNER TO SAID CHURCH PROPERTY; THENCE, S 82°09'13" E, 128.14 FEET TO AN IRON PIN SET; THENCE, S 08°57' 11" W 146.70 FEET TO AN IRON PIN SET IN THE LINE OF SAID MADISON UTILITY DISTRICT; THENCE, WITH SAID PROPERTY, N 82°09'13" W 128.14 FEET TO THE BEGINNING, CONTAINING 0.46 ACRES MORE OR LESS. (LEGAL DESCRIPTION TAKEN FROM PRIOR DEED.)

BEING THE SAME REAL ESTATE CONVEYED TO GREATER FAITH CHRISTIAN CENTER BY QUITCLAIM DEED FILED FOR RECORD OCTOBER 22, 2009 IN INSTRUMENT NO. 20091022-0097814, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
ONE ACRE OF LAND BEGINNING IN THE CENTER OF DICKERSON PIKE, THE SOUTHWEST CORNER OF A 50 ACRE TRACT KNOWN AS THE G. W. WEBSTER TRACT RUNNING WITH THE SOUTH LINE OF THIS TRACT, EAST 18 POLES, THENCE NORTHWEST 9-1/4 POLES, THENCE WEST 18 POLES, THENCE SOUTH WITH THE CENTER OF SAID PIKE 9-1/4 POLES TO THE BEGINNING, AIMING TO CONTAIN ONE ACRE. (LEGAL DESCRIPTION TAKEN FROM PRIOR DEED.)

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE TAKING BY THE STATE OF TENNESSEE FOR THE DICKERSON PIKE IN 1930 OF SOME 80 FEET CROSS THE FRONT. THE AREA CONVEYED IS EIGHT-TENTHS OF ONE ACRE, MORE OR LESS, AS A TRUE SURVEY WOULD REVEAL.

BEING THE SAME REAL ESTATE CONVEYED TO GREATER FAITH CHRISTIAN CENTER BY QUITCLAIM DEED FILED FOR RECORD OCTOBER 22, 2009 IN INSTRUMENT NO. 20091022-0097815, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is **improved** __X__ property known as _____
unimproved _____ property

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** its successors and/or assigns forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) the lien of the 2014 real property taxes which shall be prorated and assumed by the Grantee herein; and, the undersigned further covenants and binds itself, its successors 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 17th day of September, 2014.

GREATER FAITH CHRISTIAN CENTER

By: Dr Geral Smith

Name: Dr Geral Smith

Title: President

Yvonne Delgado

Yvonne Delgado

Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

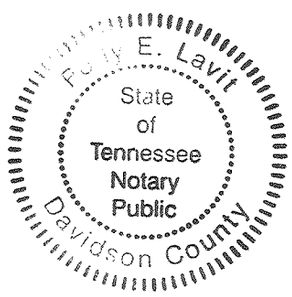
Before me, Polly E Lavit, a notary public of the state and county aforesaid, personally appeared Dr. Geral Smith / Yvonne Delgado, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be Dr. Geral Smith / Yvonne Delgado of GREATER FAITH CHRISTIAN CENTER, the within named bargainor, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the center by _____self as _____.

WITNESS MY HAND and seal, at office, on this the 17th day of September, 2014.

Polly E Lavit

NOTARY PUBLIC

My Commission Expires: 5/18/18



True Copy Certification

I, Polly Lavit, 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.

Polly Lavit
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashley Bouslog a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Bouslog
Notary Signature

My Commission Expires: 2/19/18

