BILL GARRETT, Davidson County
Trans:T20150006766 DEEDWARRSP
Recvd: 01/28/15 09:25 2 pgs
Fees:13.00 Taxes:987.53
20150128-0007975

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on January ___, 2015 by The Catholic Diocese of Nashville, Tennessee, "Grantor," to ~~Jose~~ Juan Lombera, "Grantee."

Grantor, in consideration of $266,900, paid by Grantee to Grantor, the receipt of which is hereby acknowledged, do grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

A tract of land being the easterly part of the Lewis Property recorded in Deed Book 4806, page 896, situated in the 31st Councilmanic District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick RLS #674 dated April 12, 2002 as follows:

Beginning at a new iron rod in the southerly margin of Pettus Road, said point being the northwest corner of the John L. Smith property recorded in Deed Book 5504, page 477 and being the northeast corner of the property herein described; thence along John L. Smith's westerly line S 2 degrees 50' W, a distance of 514.00 feet to an existing iron rod in the northerly line of Melinda Gathers and David Jones property, as recorded in Instrument Number 200110150111813; thence along Melinda Gathers & David Jones northerly line N 89 degrees 40' 19" W, a distance of 447.00 feet to a new iron rod; thence N 6 degrees 48' 20" W, a distance of 547.24 feet to a new iron rod in the southerly margin of Pettus Road; thence along the southerly margin of Pettus Road S 86 degrees 16' 43" E, a distance of 458.30 feet to the point of beginning and containing 5.476 acres, more or less.

This legal being the same as recorded in Instrument No. 20020913-0111953, said Register's Office.

Being the same property conveyed to The Roman Catholic Diocese of Nashville, Tennessee, an unincorporated religious association by deed dated September 12, 2002 from Louise Lewis, a widow of record as Instrument No. 20020913-0111953, said Register's Office.

Map & Parcel: 17300009100

This property is known as: 5565 Pettus Road, Antioch, Tennessee 37013.

Together with all the estate and rights of Grantor in the above-described premises.

Grantor covenant as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

IN WITNESS, the Grantor this date has executed this Special Warranty Deed as The Catholic Diocese of Nashville, filed in Davidson County, Tennessee.

The Catholic Diocese of Nashville

By: William J. Whalen

Its: CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Whalen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CFO and is authorized by The Catholic Diocese of Nashville to execute this instrument on behalf of The Catholic Diocese of Nashville.

WITNESS my hand and official seal this 26th day of January, 2015.

Mary L. Linstrom
NOTARY PUBLIC

My Commission Expires:

5-5-15

MY COMMISSION EXPIRES: May 5, 2015
MARY L. LINSTROM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 266,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 26th day of January, 2015.

William J. Whalen
Affiant

Mary L. Linstrom
Notary Public

(Seal)

MY COMMISSION EXPIRES: May 5, 2015
MARY L. LINSTROM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires:

5-5-15

Grantee(s) Name, Address:	Send Tax Statement To:
Juan Lombera	New Owner
5565 Pettus Road	
Antioch, TN 37013	