BILL GARRETT, Davidson County
Trans:T20150024060 DEEDWARRSP
Recvd: 04/01/15 15:40 3 pgs
Fees:18.00 Taxes:2035.00
20150401-0028391

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
JONES HAWKINS & FARMER, PLC
150 FOURTH AVENUE NORTH, SUITE 1820
NASHVILLE, TENNESSEE 37219

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Nicole Piersiak		**08209006700**
1311 & 1313 5th Avenue North	**Same**	**08209006800**
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **The Home Missioners of America**, an Ohio corporation (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Nicole D. Piersiak** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Property 1

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Home Missioners of America, an Ohio Corporation by Warranty deed from Edith A. Carney of record in Book 6177, page 925, Register's Office for Davidson County, Tennessee, dated November 16, 1983 and recorded on November 17, 1983.

Property 2

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McGavock's Homestead Addition of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Home Missioners of America by Warranty deed from Herman Michael Floyd of record in Book 10896, page 569, Register's Office for Davidson County, Tennessee, dated April 2, 1998 and recorded on April 23, 1998.

This is unimproved property commonly known as: **1311 & 1313 5th Avenue North, Nashville, Tennessee, 37208**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 30th day of March, 2015.

Home Missioners of America

By: Sandra M. Wissel
Sandra M. Wissel
Its: Treasurer

STATE OF ~~TENNESSEE~~ OHIO)
)
COUNTY OF ~~DAVIDSON~~ BUTLER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra M. Wissel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Treasurer of The Home Missioners of America the within named bargainor, and that she as Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Treasurer.

Witness my hand and seal, at office, this 30th day of March, 2015.

Mary M. Taylor
Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

MARY M. TAYLOR
Notary Public, State of Ohio
My Commission Expires Oct. 15, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $550,000.00.

Affiant

Sworn to and subscribed before me this
30TH day of MARCH, 2015.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017