BILL GARRETT, Davidson County
Trans:T20150035858 DEEDWARR
Recvd: 05/08/15 14:07 3 pgs
Fees:18.00 Taxes:609.76
20150508-0042453

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1310

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Squirrel-Bear LLC 4901 Tennessee Avenue Nashville, TN 37207	New Owner	091-07-0-394.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$164,800.00**

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2015.

Notary Public

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **949 Main, LLC., a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Squirrel-Bear LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a 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. 1 on the Final Plat of the Plan of West Nashville Resubdivision, of record in Instrument No. 20150126-0007070, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to 949 Main, LLC, a Tennessee limited liability company by Quitclaim Deed for Separation of Tax Parcels from 949 Main, LLC, a Tennessee limited liability company, dated August 12, 2014, recorded August 12, 2014, of record in Instrument No. 20140812-0072786, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to 949 Main, LLC, a Tennessee limited liability company, by Quit Claim

Deed from Midsouth Advisory Board, Church of the Nazarene f/k/a Advisory Board Tennessee District Church of the Nazarene, Incorporated, dated March 31, 2015, recorded April 8, 2015, of record in Instrument No. 20150408-0030844, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to 949 Main, LLC, a Tennessee limited liability company by Warranty Deed from Ralph Meadows, Randal Hunter, Ray Emerton and Ralph Emerton, as sole remaining directors and the individual administrators of the sale of assets of the corporation upon dissolution, dated July 2, 2014, recorded July 9, 2014, of record in Instrument No. 20140709-0060340, as corrected by Deed of Correction of record in Instrument No. 20140806-0070700, said Register's Office, and further, being a portion of the property conveyed to Jesus is the Answer Full Gospel Church, Incorporated, dated July 12, 1999, recorded July 12, 1999, of record in Book 11568, page 760, said Register's Office, and by the Metropolitan Government of Nashville and Davidson County Ordinance Bill No. 75-1262 and Ordinance Bill No. BL-2014-786 for abandonment of alley.

This is unimproved property located at: **Kentucky Avenue, Nashville, TN 37209-2009**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters appearing on the plat of record in Plat Book 57, page 74-75, Register's Office for Davidson County, Tennessee. (7) All matters appearing on plan of record in Instrument No. 20150126-0007070, Register's Office for Davidson County, Tennessee, including gravel driveway encroachment set out on plat and to be removed in accordance with Note No. 21 on said plat. (8) Metropolitan Government of Nashville and Davidson County Ordinance Bill No. 75-1262 and in Ordinance Bill No. BL-2014-786, and (9) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands on the 6th day of **May, 2015.**

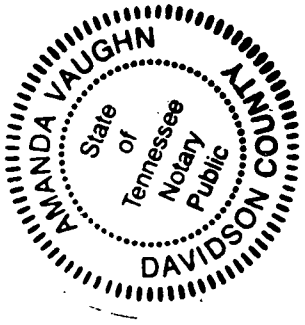
949 MAIN, LLC,
a Tennessee limited liability company

By: _____
Anthony W. Cherry, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anthony W. Cherry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager** of **949 Main, LLC,** the within named bargainor, a limited liability company, and that he as such **Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and Official Seal this the 6th day of **May, 2015**.



Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016