THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** ELIZABETH MARGUERITE FORTIER STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00 Affiant Subscribed and sworn to before me, this 9 day of September 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Christ the King Church 3001 Belmont Blvd Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-08-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KEVIN T. SMITH and ELEANOR S. SMITH, HUSBAND AND WIFE,** (all parties set forth herein above collectively referred to as "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CHRIST THE KING CHURCH** ("Grantee"), its successors, heirs and assigns, all that tract(s) or parcel(s) of land in Davidson County, Tennessee, more particularly described on as follows:

See **Exhibit "A"**

This property is commonly known as: **3001 Oakland Avenue, Nashville, TN 37212**

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.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20150077110 DEEDWARR
Recvd: 09/10/15 12:19 3 pgs
Fees:18.00 Taxes:2257.00
20150910-0092037

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of September, 2015.

KEVIN T. SMITH

ELEANOR S. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **KEVIN T. SMITH and ELEANOR S. SMITH,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s).

Witness my hand and official seal at office this 9th day of September, 2015.



Notary Public
My Commission Expires: _____

Exhibit "A"

Being the easterly or rear part of Lot No. 17 on the Map of Belmont Terrace Re-Subdivision Annex No. 1 of record in Book 421, Page 182, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers, Surveyors, May 3, 1955, as follows:

Beginning at the northeast corner of said lot in the southerly margin of an alley; thence westerly crossing what is proposed to be the west margin of Oakland Avenue at 25.0 feet, a total distance of 150.0 feet to a point; thence south 7 degrees 45 minutes west 63.0 feet to an iron pin; thence south 73 degrees east 150.0 feet to the common easterly corner of Lots 17 and 18; thence along the easterly line of Lot 17, northerly 75.0 feet, more or less, to the point of beginning.

INCLUDED HEREIN BUT EXCLUDED HEREFROM is a portion of the premises included with the right-of-way of the proposed Oakland Avenue, described according to a survey by Hickerson-Miller, Surveyors, October 8, 1957, as follows:

Beginning at the common rear corner of Lot Nos. 17 and 18 on the above described plan; thence westerly along the line between said Lots, 25.0 feet; thence northerly 74.3 feet to an iron pin in the northerly margin of Lot No. 17, being the southerly margin of an alley; thence south 78 degrees 30 minutes east along said alley, 25.0 feet to a point; thence southerly along the easterly line of Lot No. 17 of said Plan 75.0 feet to the point of beginning.

Being the same property conveyed to KEVIN T. SMITH and JAMES C. GOOCH, by deed from CLIFFORD E. JOYNER and wife, NICOLE T. JOYNER, of record in Instrument No. 20011113-0124521, dated November 13, 2001, said Register's Office. JAMES C. GOOCH conveyed his interest to KEVIN T. SMITH and ELEANOR S. SMITH by quitclaim deed of record in Instrument No. 20041201-0142916, dated November 29, 2004, said Register's Office. Being further conveyed to KEVIN T. SMITH and my wife, ELEANOR S. SMITH, as tenants by the entirety, by deed from KEVIN T. SMITH, of record in Instrument No. 20041201-0142917, dated November 29, 2004, said Register's Office.