WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mount Paran Primitive Baptist Church	Mount Paran Primitive Baptist Church	071-12-0-101.00
(NAME)	(NAME)	
2645 Old Buena Vista Pike	2645 Old Buena Vista Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **New Beginnings International Ministry, Inc. formerly known as New Beginnings Ministry**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mount Paran Primitive Baptist Church**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30, in the Walnut Grove Plan or Addition, a plan of which is of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the south side of Cherokee Avenue and runs back 307.8 feet on the westerly line and 314.1 feet on the easterly line to a dead line on which it measures 100 feet.

Being the same property conveyed to New Beginning Ministry by Quit Claim Deed dated 06/17/2003 from New Beginning Church of God in Christ of record in Instrument 200308140117022, Register's Office for Davidson County, Tennessee. The said New Beginning Ministry having since filed with the State of Tennessee for a name change in 2012 and is now known and one and the same as New Beginning International Ministry, Inc.

This conveyance is subject to: Easement as recorded in Book 3483, page 18; Building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat recorded in Plat Book 332, page 34, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 832 Cherokee Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my hand this 14th day of October, 2016.

Davidson County DEEDWARR
Recvd: 10/19/16 13:43 4 pgs
Fees:23.00 Taxes:1184.00
20161019-0110582

NEW BEGINNING MINISTRY

Branden M. Williams
President

Biffany Williams

File No.: 01288-34526
SMG TN Warranty Deed

Officer

Roberta Perkins
Officer

Dessie D. Otey
Secretary

Sigmond Gordon
Board Member

Shekaira Williams
Officer

Victor D. Sanford Sr.
Trustee

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Branden M. Williams with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Branden M. Williams as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Branden M. Williams as such President.

Witness my hand and Official seal this 14th day of October, 2016.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Biffany Williams with whom I am personally acquainted and who upon her oath acknowledged herself to be the Officer of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Biffany Williams as such Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Biffany Williams as such Officer.

Witness my hand and Official seal this 14th day of October, 2016.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roberta Perkins with whom I am personally acquainted and who upon her oath acknowledged herself to be the Officer of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Roberta Perkins as such Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Roberta Perkins as such Officer.

Witness my hand and Official seal this 14th day of October, 2016.

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Dessie Otey with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Dessie Otey as such Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Dessie Otey as such Secretary.

Witness my hand and Official seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 5-14-17



State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sigmond Gordon with whom I am personally acquainted and who upon his oath acknowledged himself to be the Board Member of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Sigmond Gordon as such Board Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sigmond Gordon as such Board Member.

Witness my hand and Official seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 5-14-17



State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shekaira Williams with whom I am personally acquainted and who upon her oath acknowledged herself to be the Officer of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Shekaira Williams as such Officer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Shekaira Williams as such Officer.

Witness my hand and Official seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 5-14-17



State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Victor D. Sanford, Sr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of New Beginnings International Ministry, Inc formerly known as New Beginnings Ministry. the within named bargainer, a corporation, and that, Victor D. Sanford, Sr. as such Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Victor D. Sanford, Sr. as such Trustee.

Witness my hand and Official seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 5-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (If on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY