Davidson County DEEDWARR
Recvd: 11/04/16 15:01 4 pgs
Fees:23.00 Taxes:2775.00
20161104-0117239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF NOVEMBER, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.18.17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2650B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Miraziz Mirabidov	NEW OWNER	08102000100
2721 Clarksville Hwy		
Nashville, TN 37208		

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,

THE CHURCH OF OUR LORD JESUS CHRIST OF APOSTOLIC FAITH, INC. d/b/a TRUE WAY CHURCH OF OUR LORD JESUS CHRIST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIRAZIZ MIRABIDOV

HEREINAFTER CALLED THE GRANTEE(S), 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, TN Being Lot No.1 on the Plan of Melissa Estates of record in Plat Book 5800, Page 138, Register's Office for Davidson County, Tennessee and being further described in a Warranty Deed recorded in instrument number 20061102-0135922 as follows:

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.553 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners-Unit # 371, 2721 Clarksville Hwy., dated December 6, 2005, prepared by Barrett Surveying Group (It. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar with cap (Labeled as P.O.B) located on the southeastern right-of-way of Clarksville Pike and the common corner of N/F Church of Our Lord Jesus Christ of Apst, Faith (DB 10329-877), thence running along the common property line of N/F Church of Our Lord Jesus Christ of Apst Faith S 33 deg. 30'00" W 143.14 feet to a PK nail found, thence N 56 deg. 30' 00" W 175.00 feet to an iron pin set 1/2" rebar at the southeastern right-of-way of Ed Temple Boulevard (formerly known as 28th Street, thence running along the right-of-way line of Ed Temple Boulevard N 31 deg. 33' 50" E 65.00 feet to an iron pin set 1/2" rebar, thence with a curve to the right having an arc length of 121.54 feet, a radius of 75.00 feet and a chord bearing and distance of N 77 deg. 29'45" E 108.67 feet to an iron pin set 1/2" rebar on the southeastern right-of-way of Clarksville Price, thence running along the right-of-way of Clarksville Pike S 56 deg. 30'00" E 101.71 feet to the point of beginning.

Subject to Deed of Easements to Metropolitan Government in Book 7877, Page 935 and Order of Condemnation to Metropolitan Government in Book 5015, Page 696 said registers office.

Being the same property conveyed to Church of Our Lord Jesus Christ of Apostolic Faith, Inc. D/B/A True Way Church of our Lord Jesus Christ by warranty deed from C & C Limited, a Nevada limited liability company of record in Instrument No. 20130829-0091116 Register's Office for Davidson County, Tennessee, dated 08/26/2013 and recorded on 08/29/2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2016, a lien due and payable, but not delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 5800, Page 138, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat Book 64, Page 301, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 7877, Page 935, in the Register's Office for Davidson County, Tennessee.
5. Order Sustaining Condemnation Petition of record in Book 5015, Page 696, in the Register's Office for Davidson County, Tennessee.

6. Lease Agreement of record in Instrument Number 20060512-0056077, amended in Instrument No. 20061102-0135924, in the Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 5736, Page 649, in the Register's Office for Davidson County, Tennessee.

This is property known as 2721 Clarksville Hwy, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 1st day of November, 2016.

GRANTOR:

The Church of our Lord Jesus Christ of the Apostolic Faith, Inc., a religious corporation duly organized and existing under the laws of the State of New York for the use and benefit of The Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., d/b/a True Way Church of Our Lord Jesus Christ (of Nashville, Tennessee)

THE CHURCH OF OUR LORD JESUS CHRIST OF THE APOSTOLIC FAITH, INC.
A New York Religious Corporation

By: Henry Davenport, Diocesan Bishop

THE CHURCH OF OUR LORD JESUS CHRIST OF THE APOSTOLIC FAITH, INC. D/B/A TRUE WAY CHURCH OF OUR LORD JESUS CHRIST (OF NASHVILLE, TENNESSEE)

By: Steven J. Brady, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Henry Davenport,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained, and who further acknowledge he is the **Diocesan Bishop**, and is authorized by **The Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., A New York Religious Corporation**, to execute this instrument on behalf of **The Church of Our Lord Jesus Christ of the Apostolic Faith, Inc**.

Witness my hand and official seal, this 1st day of November, 2016.

My Commission Expires: 10/2/17 Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Steven J. Brady,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained, and who further acknowledge he is the **Trustee**, and is authorized by **The Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., d/b/a True Way Church of Our Lord Jesus Christ (of Nashville, Tennessee)**, to execute this instrument on behalf of **The Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., d/b/a True Way Church of Our Lord Jesus Christ (of Nashville, Tennessee).**

Witness my hand and official seal, this 1st day of November, 2016.

My Commission Expires: 10/2/17 Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2650B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

