WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8767 STINSON CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Phillip M. Stinson, and David P. Market and Katherine C. Market	New Owner	10511026400 (Lot 27) &
604 and 606 Benton Avenue		10511026500 (Lot 28)
Nashville, TN 37210		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRUSTEES OF ZION HOUSE OF PRAYER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PHILLIP M. STINSON, A 1/2 UNDIVIDED INTEREST AND DAVID P. MARKET AND KATHERINE C. MARKET, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 604 and 606 Benton Avenue, Nashville, TN 37210

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), their heirs 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), their heirs 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 its hand on the 13th day of February, 2017.

BILL GARRETT, Davidson County
Trans:T20170013436 DEEDWARR
Recvd: 02/14/17 10:36 2 pgs
Fees:13.00 Taxes:1850.00
20170214-0015270

Trustees of Zion House of Prayer

BY: Charles W. Etter - TRUSTEE
Charles W. Etter, Trustee

BY: Veatrice A. Hatchett - TRUSTEE
Veatrice A. Hatchett, Trustee

Zion House of Prayer, a Tennessee not-for-profit corporation

BY: Charles W. Etter - President
Charles W. Etter President

BY: Veatrice A. Hatchett - Secretary
Veatrice A. Hatchett, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Charles W. Etter and Veatrice A. Hatchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of TRUSTEES OF ZION HOUSE OF PRAYER, the within named barganor, a TRUST, and that Charles W. Etter and Veatrice A. Hatchett, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of February, 2017.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

17-8767 STINSON CP C

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots No. 27 and 28 on the plan of Vine Hill as of record in Book 161, Page 12, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trustees of Zion House of Prayer by Warranty Deed from Dale H. Miller and wife, Susan R. Miller, recorded on the 22nd day of August, 2005 in Instrument No. 20050822-0099791, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VINE HILL, as recorded in Plat Book 161, Page(s) 12, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

STATE OF TENNESSEE

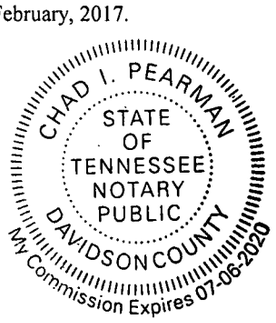
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Charles W. Etter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of the Zion House of Prayer, the within named barganor, , a Tennessee not-for-profit corporation, and that Charles W. Etter, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of February, 2017.

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Veatrice A. Hatchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Secretary of the Zion House of Prayer, the within named barganor, , a Tennessee not-for-profit corporation, and that Veatrice A. Hatchett, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of February, 2017.

Notary Public_____

My Commission Expires:_____

