BILL GARRETT, Davidson County
Trans:T20170019686 DEEDWARRSP
Recvd: 03/07/17 16:04 7 pgs
Fees:38.00 Taxes:1306.10
20170307-0022605

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
813M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par. No. 082-12-0-28.00	813M, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz

This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, RAMSEY STREET CHURCH OF CHRIST TRUSTEES, a Tennessee unincorporated association (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 813M, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property described as 809 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

Affiant

MILADY HEUGAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2019

Subscribed and sworn to before me this 3rd day of March, 2017.

Notary Public
My Commission Expires: 7.8.2019

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 6 day of March, 2017.

GRANTOR:

RAMSEY STREET CHURCH OF CHRIST TRUSTEES

By: _____
Kenneth Brinkley, Sr., its Minister

By: _____
Gilbert Smith, Trustee/Deacon

By: _____
Willie McMurry, Trustee/Deacon

By: _____
Marvin Madry, Trustee/Deacon

By: _____
Charles Battle, Trustee/Deacon

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Colvin, a Notary Public within and for said State and County, duly commissioned and qualified, Kenneth Brinkley, Sr., 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 Minister of the RAMSEY STREET CHURCH OF CHRIST, a Tennessee unincorporated association, the within named bargainor, and that he as such Minister, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the association by himself as such Minister.

Witness my hand and seal at office this 3 day of March, 2017.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G Colvin
Notary Public

My Commission Expires: 1/6/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Colvin, a Notary Public within and for said State and County, duly commissioned and qualified, Gilbert Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee/Deacon of the RAMSEY STREET CHURCH OF CHRIST, a Tennessee unincorporated association, the within named bargainor, and that he as such Trustee/Deacon, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the association by himself as such Trustee/Deacon.

Witness my hand and seal at office this 3 day of March, 2017.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G Colvin
Notary Public

My Commission Expires: 1/6/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Colvin a Notary Public within and for said State and County, duly commissioned and qualified, Willie McMurry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee/Deacon of the RAMSEY STREET CHURCH OF CHRIST, a Tennessee unincorporated association, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the association by himself as such Trustee/Deacon.

Witness my hand seal at office this 3 day of March, 2017.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Colvin, a Notary Public within and for said State and County, duly commissioned and qualified, Marvin Madry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee/Deacon of the RAMSEY STREET CHURCH OF CHRIST, a Tennessee unincorporated association, the within named bargainor, and that he as such Trustee/Deacon, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the association by himself as such Trustee/Deacon.

Witness my hand seal at office this 3 day of March, 2017.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie Colvin a Notary Public within and for said State and County, duly commissioned and qualified, Charles Battle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee/Deacon of the RAMSEY STREET CHURCH OF CHRIST, a Tennessee unincorporated association, the within named bargainor, and that he as such Trustee/Deacon, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the association by himself as such Trustee/Deacon.

Witness my hand seal at office this 3 day of March, 2017.



Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

SCHEDULE 1

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 5 on the Neill S. Brown's First Addition to East Nashville of record in Plat Book 57, Pages 33 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 50 feet on the north side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included In the above description but excluded from the property being conveyed herein is that portion of Lot No. 5 conveyed to the Nashville, Housing Authority by deed of record in Book 3884, Page 508, Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main street in an easterly direction a distance of 50 feet, more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of ten feet from the northerly margin of Main Street a distance of 50 feet, more or loss, to the westerly margin of said property; thence with said westerly margin in a southerly direction a distance of 10 feet, more or loss, to the poInt of beginning and containing 500 square feet, more or less.

Being part of the same property conveyed to TRUSTEES OF RAMSEY STREET CHURCH OF CHRIST, by deed from TRUSTESS OF PAYNE CHAPEL A.M.E., CHURCH, of record in Book 9970, Page 875, dated February 23, 1996, said Register's Office.

No new legal description was prepared in connection with this conveyance. The legal description is the same as in the previous deed of record.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2017 and subsequent years, not yet due and payable.