WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052286 DEEDWARR
Recvd: 06/19/17 14:35 2 pgs
Fees:13.00 Taxes:5956.62
20170619-0061467

File No.: HK-17-942

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,609,896.19

Donnell J Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2017.

Hannah A Kolb
Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FIFTEENTH AVENUE BAPTIST CHURCH, INCORPORATED	NEW OWNER	08116039500
(NAME)	(NAME)	
1203 9TH AVE NORTH		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/WE, **THE FIFTEENTH AVENUE BAPTIST COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NONPROFIT CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **FIFTEENTH AVENUE BAPTIST CHURCH, INCORPORATED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 and Westerly 8-1/3 feet of Lot No. 147 on the plan of D.T. McGavock's First Addition to Nashville, of record in Book 10, Page 609, Register's Office for Davidson County, Tennessee.

Said Lot No. 148 and part of Lot No. 147 adjoin the front together 108 1/3 feet on the Northerly side of Jefferson Street and extends back between parallel lines along the Easterly margin of 10th Avenue, North, 175 feet to the Southerly margin of Madison Street, fronting 108 1/3 feet on the Southerly side of Madison Street. (Being divided half the distance between Jefferson Street and Madison Street by a dead end alley 10 feet wide for several parcels East of the Easterly margin of the above described parcel of land).

Being the same property conveyed to The Fifteenth Avenue Baptist Community Development Corporation, a Tennessee nonprofit corporation by Quitclaim Deed from 942 Jefferson Street, LLP, a Tennessee limited liability partnership, recorded on the 2nd day of July, 2009 in Instrument No. 20090702-0062016, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 942 Jefferson Street, Nashville, TN 37208
(House Number) (Street) (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 GRANTEES, their heirs and 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 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/our hand(s) this 15th day of June, 2017.

The Fifteenth Avenue Baptist Community Development Corporation, a Tennessee nonprofit corporation

BY: DENNIE MARSHALL, CHAIRPERSON

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2017, before me personally appeared DENNIE MARSHALL, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the CHAIRPERSON of The Fifteenth Avenue Baptist Community Development Corporation, a Tennessee nonprofit corporation, the within named bargainor, a corporation, and that he/she as such CHAIRPERSON executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June, 2017.

Notary Public
My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171