Davidson County DEEDWARR
Recvd: 08/16/17 11:59 2 pgs
Fees:13.00 Taxes:2960.00
20170816-0084109

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of August, 2017, by and between Greater Grace Temple Community Church, a Tennessee Not For Profit Corporation, party of the first part, and 901 Dalebrook Partners, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot 244 on the Plan of Section Six, Eastland Acres of record in Plat Book 2330, Page 129, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Dalebrook Lane at the corner of Lots Nos. 243 and 244; thence with the line between said two lots, eastwardly 233.6 feet; thence South 2 degrees 32' West 412.90 feet to the northerly margin of Eastland Avenue; thence with said Avenue, North 87 degrees 24' West 186.8 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to the easterly margin of Dalebrook Lane; thence with the easterly margin of Dalebrook Lane, northwardly 342.11 feet, more or less, to the beginning.

Being all or part of the same property conveyed to Greater Grace Temple Community Church by virtue of that certain Special Warranty Deed dated August 19, 2005, and being of record at Instrument No. 20050823-0100176 in the Register's Office of Davidson County, Tennessee.

This conveyance is taking place in order to complete the winding up of the corporate affairs of Greater Grace Temple Community Church

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 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2330, Page 129 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eleanor Tyson-Bass - Trustee
Greater Grace Temple Community Church
Eleanor Tyson Bass, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Eleanor Tyson Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Greater Grace Temple Community Church, the within named bargainor, a Tennessee nonprofit corporation, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Trustee.

WITNESS my hand and official seal at office this 15th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: 901 Dalebrook Partners, LLC
1121 Glendale Lane, Nashville, TN 37204

Tax Parcel No 08308006200

Property Address: 901 Dalebrook Lane
Nashville, TN 37206

MAIL TAX BILLS TO: 901 Dalebrook Partners, LLC
Attn: Rob Cochran
1121 Glendale Lane, Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $800,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of August, 2017.

Notary Public

My Commission Expires: 07/05/2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019