WARRANTY DEED

Bill Garrett Davidson County
Batch# 498 **DEEDWARR**
09/13/2017 10:12:22 AM 2 pgs
Fees: $18.00 Taxes: $721.50

20170913-0093477

J-FSBO-17-100-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin DuBose and Kasey King	**New Owner**	
(NAME)	(NAME)	**119-06-0-262.00**
PO Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **BIBLE TABERNACLE CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN DUBOSE AND KASEY KING, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 2 on the Plan of Sterling Heights, Section 6, Resubdivision of part of Lot 218 of record in Plat Book 4595, Page 19, amending Plat Book 3300, Page 78 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a Portion of the same property conveyed to DeRoy E. Givens and wife, Ida B. Givens by Warranty deed from A.D. Corlew and wife, Geraldine F. Corlew of record in Book 4089, page 666, Register's Office for Davidson County, Tennessee, dated December 28, 1966

Being a Portion of the same property conveyed to David Ezra Givens by Quitclaim deed from DeRoy E. Givens and wife, Ida B. Givens of record in Book 11009, page 321, Register's Office for Davidson County, Tennessee, dated July 01, 1998 and recorded on July 07, 1998.

Being a Portion of the same property conveyed to Betty Sue Givens by Quitclaim deed from David Ezra Givens of record in Book 11745, page 657, Register's Office for Davidson County, Tennessee, dated October 19, 1999 and recorded on November 17, 1999.

Being a Portion of the same property conveyed to Tim Hamaker, pastor of Bible Tabernacle by Quitclaim deed from Betty Sue Givens of record in Instrument No. 200002180016440 Register's Office for Davidson County, Tennessee, dated February 15, 2000 and recorded on February 18, 2000.

Being a Portion of the same property conveyed to Bible Tabernacle Church by Quitclaim deed from Tim Hamaker of record in Instrument No. 20000228-0018808 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on February 28, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 19, amending in Plat Book 3300, Page 78, Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 A Peachtree Street, Nashville, Tennessee 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 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 the 1 DAY OF SEPTEMBER, 2017.

Bible Tabernacle Church

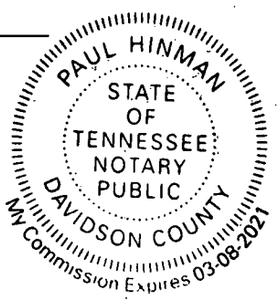
BY: _____
Timothy Hamaker
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TIMOTHY HAMAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of BIBLE TABERNACLE CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 1st of September, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212