Bill Garrett Davidson County
Batch# 2334 DEEDWARR
09/19/2017 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20170919-0095979

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 September, 2017, by and between Trustees of FIRST BAPTIST CHURCH, CAPITOL HILL, INC., party of the first part, and Lee O. Molette, II, 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 numbered twenty six (26) in Bransford Realty Company's subdivision of Lot No. 1 and No. 3 and part of No. 2 of the James Hamilton Tract, the plan of which is of record in Book 332, Page 166 of the Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts forty feet on the south side of Heiman Street and extends back southerly between parallel lines, and along the western margin of Odd Street, or 16th Avenue North, 153 feet, more or less, to an alley.

Included in the above but Specifically Excluded therefrom is that portion thereof described in the deed from Fetaque Sanders and Minnie J. Sanders to the State of Tennessee of record in Book 4187, Page 295, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1601 Heiman Street, Nashville, TN 37208

Being all or part of the same property conveyed to FIRST BAPTIST CHURCH, CAPITOL HILL, INC. by virtue of that certain Quit Claim Deed dated June 30, 1994, and being of record at Book 9441, Page 966 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 332, Page 166 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Trustees of FIRST BAPTIST CHURCH, CAPITOL HILL, INC.
By: William McDaniel, Chairman of The Board

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, Venikka Cunningham, a Notary Public of said County and State, personally appeared William McDaniel, 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 Chairman of the Board of Trustees of FIRST BAPTIST CHURCH, CAPITOL HILL, INC., the within named bargainor, and that he as such Chairman of the Board executed the foregoing instrument for the purposes therein contained, by signing the name of Trustees of FIRST BAPTIST CHURCH, CAPITOL HILL, INC. by himself as Chairman of the Board of Trustees.

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

Notary Public

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

My Commission Expires: _____

Property Owner & Address: Lee O. Molette, II
533 Church St, Ste 130, Nashville, TN 37219

Tax Parcel No 08115040400

Property Address: 1601 Heiman St.
Nashville, TN 37208

MAIL TAX BILLS TO: Owner at Owner's Address

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 $70,000.00 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 September, 2017.

Notary Public

My Commission Expires:_____

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

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.

Ashlee D Page

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