Bill Garrett Davidson County
Batch# 13530 DEEDWARRSP
10/13/2017 03:34:14 PM 4 pgs
Fees: $23.00 Taxes: $4,615.38
20171013-0105388

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
1203 8th Ave, LLC 611 Commerce Street, Suite 2711 Nashville, Tennessee 37203	[SAME]	105-06-0-039.00 105-06-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHRIST PRESBYTERIAN CHURCH, INCORPORATED**, a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **1203 8TH AVE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 1203 and 1205 8th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,247,400.00.

Affiant

Subscribed and sworn to before me this the 12 day of October, 2017.

Notary Public

My Commission Expires: May 17, 2020

SHALA T. KRUSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 17, 2020

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 12th day of October, 2017.

GRANTOR:

CHRIST PRESBYTERIAN CHURCH, INCORPORATED, a Tennessee non-profit corporation

By: _____
Name: Robert Bradshaw
Its: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executive Director of Christ Presbyterian Church, Incorporated, the within named bargainor ("Grantor"), and that he/she as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself/herself as the Executive Director of Grantor.

Witness my hand and seal, at Office, as of the 12th day of October, 2017.

_____
Notary Public

My Commission Expires: May 17, 2020

SHALA T. KRUSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 17, 2020

EXHIBIT "A"

TRACT I (105-06-0-039.00):

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Mrs. Elizabeth Fall's Plan, of record in Plat Book 161, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES D. KAY, TRUSTEE, with power to convey, sell or mortgage without the joinder of any beneficiary, by deed from HOUSE OF JAN-NEE, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20030508-0061956, dated May 1, 2003, said Register's Office. Then being further conveyed to CHRIST PRESBYTERIAN CHURCH, by deed from JAMES D. KAY, TRUSTEE, of record as Instrument No. 20080930-0099277, dated September 30, 2008, said Register's Office.

TRACT II (105-06-0-040.00):

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Maloney Subdivision, of record in Plat Book 6050, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRIST PRESBYTERIAN CHURCH, INC., A TENNESSEE NON-PROFIT CORPORATION, by deed from 1205 VENTURE, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 9325, page 367, dated March 31, 1994, said Register's Office.

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. Rights of tenants under unrecorded written leases, as tenants only.

3. Matters shown on the Plan of record in Plat Book 6050, page 36, Register's Office for Davidson County, Tennessee.

4. Easements retained by Metropolitan Government in Ordinance No. 71-1463, as amended by Bill No. 093-868, in the Metro Clerk's Office for Davidson County, Tennessee.