Bill Garrett Davidson County
Batch# 19320 DEEDWARRSP
10/30/2017 12:25:32 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171030-0110933

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Metropolitan Development and Housing Agency 701 S. 6th Street Nashville, TN 37201	Metropolitan Development and Housing Agency 701 S. 6th Street Nashville, TN 37201	093-08-0-024.00 093-08-0-023.00 093-08-0-022.00 093-08-0-027.00 093-08-0-029.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION ONE HUNDRED THOUSAND and 00/100 Dollars ($1,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of October, 2017.

Notary Public

My Commission Expires: Jan. 6, 2020

THOMAS J. CARTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

For and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND and 00/100 Dollars ($1,100,000.00), the receipt and sufficiency of which are hereby acknowledged, WOODCOCK MEMORIAL BAPTIST CHURCH, who also took title as WOODCOCK MEMORIAL BAPTIST CHURCH OF NASHVILLE, TENNESSEE, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a Tennessee public body corporate and politic ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached

hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 814 S. 6th Street, Nashville, Davidson County, Tennessee; improved property located at 818 S. 6th Street, Nashville, Davidson County, Tennessee; unimproved property located at 820 S. 6th Street, Nashville, Davidson County, Tennessee; improved property located at 891 S. 6th Street, Nashville, Davidson County, Tennessee; and unimproved property located at 899 S. 6th Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

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

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 24 day of October, 2017.

WOODCOCK MEMORIAL BAPTIST CHURCH OF NASHVILLE, TENNESSEE, a Tennessee nonprofit corporation

By: _____
David E. Long, Pastor

COREY G. WHITAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Corey G Whitaker, a Notary Public of said County and State, personally appeared DAVID E. LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Pastor of WOODCOCK MEMORIAL BAPTIST CHURCH OF NASHVILLE, TENNESSEE, the within named bargainor, a Tennessee nonprofit corporation, and that he as such Pastor executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Pastor.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24 day of October, 2017.

_____
Notary Public

My Commission Expires: March 28, 2021

COREY G. WHITAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL I (814 South 6th Street) – Tax Parcel 09308002400:

Being part of Block 18 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of South 6th Street, at the southeast corner of the property conveyed to H. G. McIntyre and wife, by Deed from Herman Davidson and wife, of record Book 664, page 74, said Register's Office said point being 250 feet south of a set rock in what was Mrs. P. D. Phelan's southeast corner; thence westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 100 feet to a point at the northwest corner of the property conveyed to N. L. Perry and wife by Deed from N. G. Gregory and wife, of record in Book 1312, page 145, said Register's Office; thence with Perry's North line easterly 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 100 feet to the beginning.

Being a portion of the same property as conveyed to Woodcock Memorial Baptist Church of Nashville, Tennessee by Warranty Deed from Edgefield Baptist Church of Nashville of record in Book 4407, Page 441, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Woodcock Memorial Baptist Church by Quitclaim Deed from Edgefield Baptist Church of Nashville of record in Instrument No. 20171030-0110932, in the Register's Office for Davidson County, Tennessee.

PARCEL II (818 and 820 South 6th Street) – Tax Parcels 09308002200 and 09308002300:

Tract No. 1:

Being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of South Sixth Street, at the northeast corner of a part of said lot conveyed to Edward Gordon Strickland and wife, by Deed from Noah L. Perry and wife, on record in Book 1537, Page 639, said Register's Office; thence westerly, along Strickland's northerly line, 150 feet to an alley; thence northerly, along the alley, 50 feet; thence easterly 150 feet to the westerly margin of South Sixth Street, thence southerly along said Street, 50 feet to the beginning.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of South 6th Street at the northeast corner of a 50-foot lot conveyed to W. G. Gregory by Deed of record in Book 721, Page 139, said Register's

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 093-08-0-024.00, Map-Par. 093-08-0-022.00, Map-Par. 093-08-0-023.00, Map-Par. 093-08-0-027.00, and Map-Par. 093-08-0-029.00.

2. Matters shown on the Plan of record in Plat Book 57, page 154, said Register's Office.

Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's north line, westerly 150 feet to the easterly margin of an alley; thence with the margin of same, northerly 50 feet to a point at the corner of the property conveyed to J. B. Simpkins and wife, by deed of record in Book 1389, Page 593, said Register's Office; thence with their south line, easterly 150 feet to the westerly margin of South 6th Street; thence with the margin of same, southerly 50 feet to the point of beginning.

Tracts 1 and 2 above being the same property as conveyed to Woodcock Memorial Baptist Church by Warranty Deed from Nashville Egg, Inc., a corporation of record in Book 7789, Page 957, in the Register's Office for Davidson County, Tennessee.

PARCEL III (891 South 6th Street) – Tax Parcel 09308002700:

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5, of Block "A" on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 4 and 5 of Block "A" front 50 feet each on the easterly side of South 6th Street, and run back between parallel lines 150 feet to an alley.

Being the same property as conveyed to Woodcock Memorial Baptist Church of Nashville, Tennessee, a Tennessee corporation by Warranty Deed from M. K. Ivone Fleming, a widow of record in Book 9083, Page 402, in the Register's Office for Davidson County, Tennessee.

PARCEL IV (899 South 6th Street) – Tax Parcel 09308002900:

Being Lot No. 7 of Block "A" on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the easterly side of South 6th Street and runs back between parallel lines with the northerly margin of Hunter, formerly Grover, Street, 150 feet to an alley.

Being the same property as conveyed to Woodcock Memorial Baptist Church by Deed from A. D. Mooneyhan of record in Book 4721, Page 306, in the Register's Office for Davidson County, Tennessee.