Bill Garrett Davidson County
Batch# 54896 DEEDWARR
02/05/2018 10:54:30 AM 6 pgs
Fees: $33.00 Taxes: $462.50
20180205-0011353

This Instrument Prepared By:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map(s) & Parcel No(s).*
RM Dixon Real Estate, LLC 2322 Clifton Avenue Nashville, Tennessee 37209	Same	092-07-0-257.00

THIS **GENERAL WARRANTY DEED** is made as of the 2nd day of February 2018, between **MERRY STREET CHURCH OF GOD 7TH DAY**, as grantor and being, the "Grantor", and **RM DIXON REAL ESTATE, LLC**, a Tennessee limited liability company, as grantee and being "Grantee":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee the real property described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot 21 in the Subdivision of Lot(s) 8, 9, and 10 as shown on the map entitled Boyd McNairy Plan, of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot 21 fronts 60 feet on the north side of East Avenue, formerly Watkins Street, and extends back between parallel lines 191 fee to an alley.

Being the same property conveyed to Merry Street Church of God 7th Day, by deed from Estella Ross, of record in Instrument No. 20020718-0086892, Register's Office for Davidson County, Tennessee.

This is improved property known as 2304 Merry Street, Nashville, Davidson County, Tennessee.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference; and (ii) 2018 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of Page Left Intentionally Blank; Signature Pages Follow]

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

MERRY STREET CHURCH OF GOD 7th DAY,
A Tennessee nonprofit religious corporation

By: Robert L Ross
Name: Robert L. Ross
Title: Pastor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert L. Ross, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she is the Pastor, of Merry Street Church of God 7TH Day, a corporation, and being authorized to do so, executed the within instrument for the purposes therein contained on behalf of the corporation.

WITNESS my hand and official seal at office this 2nd day of February, 2018.

Elizabeth Barnard Beck
Notary Public

My Commission Expires: 05/03/2021

ELIZABETH BARNARD BECK
NOTARY PUBLIC
STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2018.

Notary Public

My Commission Expires: 05/03/2021

STATE OF TENNESSEE NOTARY PUBLIC SHANNARD BECK WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

1. Matters shown on the map entitled Boyd McNairy Plan, of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, C. Tucker Herndon, 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, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, 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: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.