Bill Garrett Davidson County
Batch# 76236 DEEDWARR
04/04/2018 11:42:57 AM 2 pgs
Fees: $13.00 Taxes: $449.55
20180404-0031608

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,500.00

Affiant

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

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Art Vandalay Real Estate, LLC 902 33rd Avenue North Nashville, TN 37209	Same	092-05-0-203.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Saint Phillip African Methodist Episcopal Church** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Art Vandalay Real Estate, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 3 & 4, Block No. 30 on the Plan of Fisk University Place of record in Plat Book 421, Page(s) 4 and 5, 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 the same property conveyed to Saint Phillips African Methodist Episcopal Church by Warranty deed from Eloise Williams, unmarried of record in Instrument No. 20071129-0138399 Register's Office for Davidson County, Tennessee, dated November 16, 2007 and recorded on November 29, 2007. (Value of consideration shown in aforementioned deed $59,000.00.)

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **902 33rd Avenue North, Nashville, TN 37209.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 4 and 5, Register's Office for 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 2nd day of April, 2018.

Saint Phillips African Methodist Episcopal Church, Inc.

By: _____
Joe Southall
Its: Chair/President of the Trustees

By: _____
John F. Hayes
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joe Southall, Chair/President of the Trustees and John F. Hayes, Trustee, of the Saint Phillips African Methodist Episcopal Church, Inc.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Church** as such **Chair/President of the Trustees and Trustee.**

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of April, 2018.

_____
Notary Public

My Commission expires: 1-27-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018015673