THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315266** Bill Garrett Davidson County Batch# 104940 **DEEDWARR** 06/15/2018 09:33:23 AM 2 pgs Fees: $13.00 Taxes: $6,105.00 20180615-0057617	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00 Affiant Subscribed and sworn to before me, this8th day of June, 2018. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: The Trustees of and for Tabernacle Missionary Baptist Church. 2214 12th Avenue South Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10211002000 AND 10211001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larence and Davis Properties, LLC., a Tennessee Limited Liability Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Trustees of and for Tabernacle Missionary Baptist Church.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Horton Heights, Section VIII of record in Plat Book 2133, Page 30, 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 Zachary McCoy and Erica McCoy, husband and wife by Warranty deed from Debbie Graham and Lisa Smith, both unmarried of record in Instrument No. 20130726-0077694 Register's Office for Davidson County, Tennessee, dated July 24, 2013 and recorded on July 26, 2013.

Being the same property conveyed by Warranty Deed from Zachary McCoy and Erica McCoy, husband and wife to Joseph C. Davis, LLC, a Tennessee Limited Liability Company, as recorded on the 15th day of August, 2017 in Instrument No. 20170815-0083459, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Joseph C. Davis, LLC, a Tennessee Limited Liability Company to Larence and Davis Properties, LLC, a Tennessee Limited Liability Company, recorded in Instrument No. 20180615-0057615 Register's office for Davidson County, Tennessee.

Tract 2:

Land in the 8th Civil District of Davidson County, Tennessee being Lot No. 180 on the Plan of Horton Heights, Section 3, as of record in Book 2133, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Ripsale, LLC, a Tennessee limited liability company to Jeff L. Rippy, married, as recorded on the 12th day of May, 2015 in Instrument No. 20150512-0043306; Quitclaim Deed from Jeff L. Rippy to Ripsale, LLC, a Tennessee limited liability company, as recorded on the 6th day of January, 2015 in Instrument No. 20150106-0001450 and Warranty Deed from Curtis E. Spann to Jeff L. Rippy, as recorded on the 29th day of October, 2014 in Instrument No. 20141029-0099597, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Jeff L. Rippy, married to E.L. Construction, LLC, a Tennessee limited liability company, as recorded on the 7th day of October, 2016 in Instrument No. 20161007-0106474, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from E.L. Construction, a Tennessee Limited Liability Company to Larence and Davis Properties, LLC a Tennessee Limited Liability Company, recorded in Instrument No. 20180615-0057616 Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION VIII, as recorded in Plat Book 2133, Page(s) 30.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer Service Line, recorded in Book 5271, Page 419. (Tract 1)

Easement for Sanitary Sewer/Storm Drainage recorded in Book 5086, Page 90 and Book 5091, Page 198. (Tract 1)

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HORTON HEIGHTS, SECTION 3, as recorded in Plat Book 2133, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2135, Page 118.

This is improved property located at 873 and 877 Hillwood Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2018.

Larence and Davis Properties, LLC.

By: _____
Joseph C. Davis, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joseph C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Larence and Davis Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of June 2018.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018