WARRANTY DEED

Bill Garrett Davidson County
Batch# 123986 DEEDWARR
08/02/2018 10:23:50 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20180802-0075692

M-FSBO-18-500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5th and Fatherland LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **500 Fatherland Street**	(NAME) **209 South 5th Street**	**093-03-0-086.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY HEFLIN, RICHARD WORSHAM AND ROSALIE MORRIS, TRUSTEES OF THE GOSPEL ASSEMBLY CHURCH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **5TH AND FATHERLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the City of Nashville, County of Davidson, State of Tennessee, being part of Lot No. 1 and 2, in the Lindsley and Winston's Addition to Edgefield as of record in Book 21, page 11, Register's Office of Davidson County and more particularly-described as follows:

Beginning at the southeast corner of Fatherland and Fifth Streets in the City of Nashville, Tennessee; thence along the southern margin of Fatherland Street, 71 feet to a point; thence southerly and parallel with the east margin of Fifth Street, 125 feet to a point; thence westerly and parallel with the southerly margin of Fatherland Street, 71 feet, more or less, to a point on the easterly margin of Fifth street; thence northerly with the easterly margin of Fifth Street to the beginning, that being the intersection of the south margin of Fatherland Street with the margin of Fifth Street . The property herein conveyed fronts 71 feet on the southerly side of Fatherland Street and runs back southerly between parallel lines 125 feet.

Less and Except : Portion of Property conveyed in Deed Book 3936, Page 612, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Kenneth Nation. Mrs. Ruth Spain and G. R. James, Trustees of The Gospel Assembly Church by Warranty deed from Tennessee River Conference Association of Seventh Day Adventists of record in Book 2994, page 179 and re-recorded in Book 2996, Page 71 Register's Office for Davidson County, Tennessee, dated November 13, 1959 and recorded on November 18, 1959.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 21, Page 11, Register's Office for Davidson County, Tennessee.
- Resolution for Gospel Assembly Church of record in Instrument Number 20180507-0043447, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **500 Fatherland Street, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 27th DAY OF JULY, 2018.

Gospel Assembly Church

BY: _____
Charles Keith Morris
Pastor

BY: _____
Richard Worsham
Trustee

BY: _____
Jimmy Heflin
Trustee

BY: _____
Rosalie Morris
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHARLES KEITH MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PASTOR of GOSPEL ASSEMBLY CHURCH, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Church as PASTOR.

Witness my hand and official seal, this the 27th of July, 2018.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission E...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD WORSHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of GOSPEL ASSEMBLY CHURCH, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Church as TRUSTEE.

Witness my hand and official seal, this the 27th of July, 2018.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JIMMY HEFLIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of GOSPEL ASSEMBLY CHURCH, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Church as TRUSTEE.

Witness my hand and official seal, this the 27th of July, 2018.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

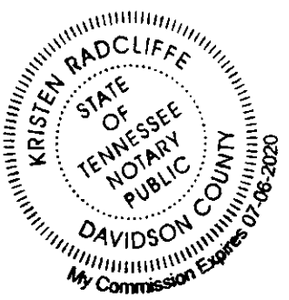
KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROSALIE MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of GOSPEL ASSEMBLY CHURCH, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Church as TRUSTEE.

Witness my hand and official seal, this the 27th of July, 2018.

Kristen Radcliffe
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212