Bill Garrett Davidson County
Batch# 124333 DEEDWARR
08/03/2018 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $7,326.00
20180803-0076213

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF AUGUST 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spero Dei Church, Inc. (NAME)	Spero Dei Church, Inc. (NAME)	
107 44th Avenue North (ADDRESS)	107 44th Avenue North (ADDRESS)	09213013600 and 09213013900
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Grace Evangelical Church Of Nashville,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spero Dei Church, Inc.,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 1 of Block No. 13 on the Map of Charlotte Park, Second Addition, of record in Book 57, Page(s) 160 and 161, Register's Office for said County.

Said part of Lot No. 1 of Block 13 fronts 90 feet on the southerly side of Park Avenue and extends back between parallel lines with the westerly margin of 37th Avenue North, 150 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being the westerly 103 feet of Alley No. 1198 between Park Avenue and Elkins Avenue, running from 37th Avenue North for a distance of 103 feet, more or less, to a dead end, which is more particularly described as follows, be and the same closed and abandoned by Ordinance Bill No. 59-372 of the Metropolitan Government of Nashville and Davidson County, Tennessee, to-wit:

Beginning at the intersection of the south margin of Alley #1198 with the west margin of 37th Avenue N. (Pilcher St.), said point being 150 feet, more or less, north of the north margin of Elkins Ave.; running thence west with the south margin of Alley #1198, parallel to Elkins Ave., for a distance of 103.06 feet, more or less, to the east line of City of Nashville School property; thence North with City School; property line 20.34 feet, more or less, to the north margin of Alley #1198; thence east with the north margin of Alley #1198, parallel to and 150 feet, more or less, south of the south margin of Park Ave., for a distance of 99.34 feet, more or less, to the west margin of 37th Ave., N.; thence south with the west margin of 37th Ave. N. 20 feet, more or less, to the beginning.

TRACT III:

Being the north parts of Lots Nos. 1 and 2 of Block 18 on the Map of Charlotte Park, Second Addition, of record in Book 57, Page(s) 160 and 161, Register's Office for said County.

Said Parts of said lots adjoin and front together 37 1/2 feet on the west side of 37th Avenue North and run back between lines 110 feet on the south line, 103.6 feet on the north line along the south margin of an alley to a rock wall on which they measure 38 feet.

TRACT IV:

Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 of Block 18 on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Page(s) 160 and 161, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of 37th Avenue North, 75 feet north of the north margin of; Elkins Avenue at J.R. Beck's northeast corner; thence along the north line of the Beck property, westerly 115 feet, more or less, to the easterly line of the Plummer property, being a rock wall, thence along the line of the same, Northerly 38 feet to the southwest corner of the property of Rube Fuller, being 38 feet, more or less, south of the south margin of an alley, thence Easterly 110 feet along Fuller's south line to

the westerly margin of 37th Avenue North, being 37.5 feet south of the south margin of an alley, thence with the margin of said Avenue, southerly 37.5 feet to the beginning.

TRACT V:

Land in Davidson County, Tennessee, being the north 37 1/2 feet of the southerly 75 feet of Lot Nos. 1 and 2 of Block 18 in the Charlotte Park Company's Second Addition of record in Book 57, Page 161, Register's Office for Davidson County, Tennessee.

Beginning at a point 37 1/2 feet north of the N.W. corner of Elkins Ave. and 37th Avenue North; thence with the westerly margin of 37th Avenue North, northerly 37 1/2 feet; thence at right angles westwardly 115 feet to a rock wall at the west line of said Lot No. 2; thence with said line, southerly 38 feet to a point; thence easterly and parallel with Elkins Avenue 120 feet to a point of beginning.

FOR INFORMATION PURPOSES ONLY: 3701 Park Avenue and 319 37th Avenue North, Nashville, TN

Being the same property conveyed to Grace Evangelical Church of Nashville by virtue of that certain Warranty Deed dated February 21, 2001, and being of record at Instrument No. 20010302-0019523 in the amount of $280,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3701 Park Avenue Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 2nd day of August, 2018.

Getachew Adissu, Board of Elders' Treasurer

Shemeles Zergaw, Board of Elders' Accountant

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Getachew Adissu,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the **Board of Elders' Treasurer** of **Grace Evangelical Church Of Nashville,** and that he/she as such **Board of Elders' Treasurer** executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as **Board of Elders' Treasurer**

WITNESS my hand and seal, this 2nd day of August, 2018.

Notary Public

My commission expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OFDAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Shemeles Zergaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the **Board of Elders' Accountant of Grace Evangelical Church Of Nashville**, and that he/she as such **Board of Elders' Accountant** executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as **Board of Elders' Treasurer**

WITNESS my hand and seal, this 2nd day of August, 2018.

Ashlee Page
Notary Public

My commission expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019