WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-VRES-18-317

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)
Spero Dei Church, Inc.	New Owner	
(NAME)	(NAME)	**092-13-0-140.00**
107 44th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESLEY V. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPERO DEI CHURCH, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being 37-1/2 feet off the Southerly parts of Lots No. 1 & 2 of Block "A", or 18, in the Charlotte Park Company's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 57, Pages160 and 161, Register's Office for said County and State. The part of said parts of Lots Nos. 1 & 2 herein conveyed begins at the Northwest corner of 2nd Avenue and 37th Avenue, North (formerly Pilcher Street) running thence North with the West margin of Pilcher Street, or 37th Avenue, North, 37-1/2 feet to a point; thence at right angles West 126.19 feet, more or less, to a point; thence 37-1/2 feet South to the North margin of said 2nd Avenue; thence with the North margin of said 2nd Avenue, 133.9 feet to the point of beginning, being street or door #317.

Being the same property conveyed to Wesley V. Johnson, unmarried by Warranty deed from Nicolas Nguyen and wife, Karen A. Swingly of record in Instrument No. 20150421-0035451 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 21, 2015. (Value of consideration shown in aforementioned deed $260,000.00.) Being also known as 317 37th Ave N. Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, 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: **317 37th Ave N., Nashville, Tennessee 37209**.

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.

Karen Y Johnson Davidson County
Batch# 150828 **DEEDWARR**
10/11/2018 02:13:21 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181011-0100982

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2018.

Wesley V. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON FLORIDA BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY V. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2018.

Notary Public
My Commission Expires: 07/12/2020
(SEAL)

SAMANTHA RAMIREZ
MY COMMISSION # GG 011207
EXPIRES: July 12, 2020
Bonded Thru Notary Public Underwriters

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