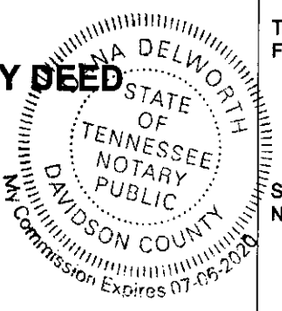
WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157458 DEEDWARR
11/07/2018 02:55:49 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20181107-0110464

JM-FH-18-1726



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Hugg's Housing, LLC	**NEW OWNER**	
(NAME)	(NAME)	
2127B 11th Avenue North		**081-02-0-143.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **KENDALL TUCKER, TRUSTEE FOR THE ST. MATTHEW AME CHURCH, IN TRUST FOR THE AFRICAN METHODIST EPISCOPAL CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUGG'S HOUSING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, being Lot No. 38 on the Plan of Buena Vista Heights Addition, of record in Plat Book 161, Page 19, 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 Trustees of St. Matthews A. M. E. Church by Warranty Deed from Emma M. Gunn, a widow, of record in Book 9888, Page 235, Register's Office for Davidson County, Tennessee, dated December 11, 1995 and recorded on December 14, 1995.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 161, Page 19, 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: **1726 Pecan Street, Nashville, Tennessee 37208**.

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 my/our hand(s) this the 2nd DAY OF NOVEMBER, 2018.

The St. Matthew AME Church in Trust for The African Methodist Episcopal Church

BY: _____
Kendall Tucker
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENDALL TUCKER, TRUSTEE of THE ST. MATTHEW AME CHURCH IN TRUST FOR THE AFRICAN METHODIST EPISCOPAL CHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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