THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181118511

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $60,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of November, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Y Johnson Davidson County
Batch# 169301 DEEDWARR
12/03/2018 09:00:41 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20181203-0117327

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ruslan Bagirov 101 Tilbury Circle Brentwood, TN 37027	New Owner	Tax Parcel ID No. 092-09-0-014.00

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, **West Nashville Dream Center, A Tennessee Not-For-Profit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruslan Bagirov, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Part of Lot 8 on the Plan of Clifton Plat of Lots of record in Plat Book 21, Page 35, in the Register's Office for Davidson County, Tennessee, described according to a survey made by S.M. McMurray Engineering Company, March 9, 1944 as follows:

Beginning at an iron pin on the Westerly margin of 39th Avenue, North at the Northeast corner of the property conveyed to Henry Roland and wife, by deed from John C. Fleming of record in Book 289, Page 287, said Register's Office, said point being 266.5 feet North of the Northerly margin of Delaware Avenue; thence with the Westerly margin 39th Avenue, North, Northwardly 34 feet to an iron pin 39.2 feet South of the dividing line between lots Nos. 8 and 11; thence Westwardly 176.2 feet to an iron pin in the Easterly margin of an alley at a point 43.6 feet South of said dividing line; thence with said alley, Southwardly 34 feet to a post in the Northerly line of said Roland property; thence with said line, Eastwardly 176 feet to the beginning.

Being the same property conveyed to West Nashville Dream Center, A Tennessee Not-For-Profit Corporation by Quitclaim deed from Cross Point Community Church, a Tennessee not-for-corporation of record in Instrument No. 20180827-0084427 Register's Office for Davidson County, Tennessee, dated August 22, 2018 and recorded on August 27, 2018.

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.

Taxes for the year 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee.

Reservation set forth in that certain Deed recorded September 30, 1966 of record in Book 4063, Page 601, in the Register's Office for Davidson County, Tennessee.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This is improved property located at 609 39th Avenue North Nashville TN 37209

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 27th day of November, 2018.

West Nashville Dream Center,
A Tennessee Not-For-Profit Corporation

By: Matt Robins, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Robins, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of West Nashville Dream Center, A Tennessee Not-For-Profit Corporation, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 27th day of November, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022