**WARRANTY DEED**

Karen Y Johnson Davidson County
Batch# 182432 DEEDWARR
01/10/2019 12:16:32 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20190110-0002771

File No. LG00047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cleveland Park Development, LLC | Same as New Owner | 082-04-0-098.06, 082-04-0-098.05, |
| (NAME) 919B Cahal Ave. | (NAME) | 082-04-0-098.04, 082-04-0-098.03, |
| (ADDRESS) NASHVILLE, TN, 37206 | (ADDRESS) | 082-04-0-098.02, 082-04-0-098.00 |
| (CITY) (STATE) (ZIP) | (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, **Trustees of the Cleveland Street Missionary Baptist Church, a Tennessee registered not for profit corporation, by and through their authorized Signors, Mary Thomas, Sonya Clark and Lisa Caldwell,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cleveland Park Development, LLC, a Tennessee limited liability company,** 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:

**Lots 50, 51, 52, 53, 54 and 55, SHARPE AND CRUTCHER'S ADDITION IN EAST NASHVILLE, as shown on plat of record in Book 57, Page 82, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being part of the property conveyed to The Trustees of The Cleveland Street Missionary Baptist Church by Warranty Deed from Robert N. Moore, Jr., unmarried, as to an undivided Eighty-eight (88%) percent interest and Battle Ground Academy, as to an undivided Twelve (12%) percent interest, of record in Instrument No. 20020827-0103691, being a re-recording of Instrument No. 20011210-0135509, in the Register's Office of Davidson County, Tennessee, dated November 30, 2001, and recorded on August 27, 2002.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 906, 908, 910, 912, 914 & 916A N 6TH STREET, NASHVILLE, TN 37207

(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 8th day of January, 2019.

**Cleveland Street Missionary Baptist Church,**
**a Tennessee not for profit corporation**

**By: Mary Thomas, Trustee & Authorized Signor**

**By: Sonya Clark, Treasurer & Authorized Signor**

**By: Lisa Caldwell, Financial Secretary & Authorized Signor**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mary Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Trustee and Authorized Signor by the Board of Trustees of Cleveland Street Missionary Baptist Church, a Tennessee not for profit corporation, the within named bargainor, and that he/she as such Trustee and Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Trustee & Authorized Signor.

Witness my hand this 8th day of January, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Sonya Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Church Treasurer and Authorized Signor by the Board of Trustees of Cleveland Street Missionary Baptist Church, a Tennessee not for profit corporation, the within named bargainor, and that he/she as such Church Treasurer and Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Trustee, Church Treasurer, and Church Treasurer and Authorized Signor.

Witness my hand this 8th day of January, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

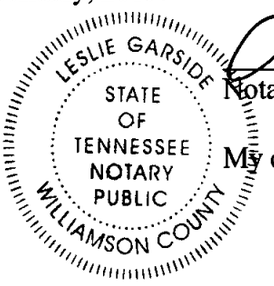
Notary Public

My commission expires: 1/20/19

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lisa Caldwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Financial Secretary and Authorized Signor by the Board of Trustees of Cleveland Street Missionary Baptist Church, a Tennessee not for profit corporation, the within named bargainor, and that he/she as such Financial Secretary and Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Financial Secretary and Authorized Signor.

Witness my hand this 8th day of January, 2019.




Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206