This instrument was prepared by:

BUERGER, MOSELEY & CARSON, PLC
306 Public Square
Franklin, TN 37064
(KJY)

Karen Johnson Davidson County
Batch# 199550 **DEEDWARRSP**
02/27/2019 09:21:14 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20190227-0017658

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.
5801 CENTENNIAL BLVD., LLC		Map: 091
245 Main St, Suite 430	SAME	Group: 02
White Plains, NY 10601		Parcel: 179.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **TENNESSEE CONFERENCE, UNITED METHODIST CHURCH, INC** ("**Grantor**"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **5801 CENTENNIAL BLVD., LLC** ("**Grantee**") the following described property being situated and located in Davidson County, Tennessee, to wit:

Being part of Block A of the Cherokee Park Sub Division and described thus Beginning at a point fifty (50) feet Southward from the Northeast corner of Twentieth Street and New York Avenue running thence Southwardly along the North margin of New York Avenue fifty (50) feet to a lot heretofore conveyed to W.Y. Malone and wife thence Northwardly along said W.Y. Malone's West line one hundred and sixty (160) feet to an alley; thence at right angles westwardly fifty (50) feet to the East line of a lot heretofore conveyed to the West Nashville Methodist Church, thence eastwardly along the said Methodist Church's east line one hundred and sixty (160) feet to the beginning point.

Being in Block A of Cherokee Park subdivision a plan of which is recorded in Book 161, page 75, R.O.D.C., bounded and described as follows: Beginning at the Northeast corner of Twentieth street and New York Avenue, running thence Eastwardly along the North Margin of said New York Avenue fifty (50) feet to a point; thence at right angles Northwardly one hundred and sixty feet (160) to a fifteen (15) foot alley; thence Westwardly along the south margin of said alley fifty (50) feet to the East margin of Twentieth street; thence southwardly along the East Margin of said Twentieth street, one hundred and sixty (160) feet to the beginning.

Being the same property conveyed by TENNESSEE CONFERENCE, UNITED METHODIST CHURCH, INC. as successor in interest to WEST NASHVILLE METHODIST EPISCOPAL CHURCH SOUTH, to the TENNESSEE CONFERENCE, UNITED METHODIST CHURCH, INC in Instrument No. 20190207-0011869, recorded February 7, 2019, Register's Office of Davidson County, Tennessee

The above-described property is improved property and known as 6018 New York Ave, Nashville, TN.

This conveyance of the said real property, and all covenants and warranties contained herein, are made expressly subject to the following:

1) 2019 property taxes are a lien but not yet due and payable. Said taxes will be paid by Grantee when due and payable.

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, its successors and assigns forever; and the Grantor, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, though, or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of February, 2019.

GRANTOR:

TENNESSEE CONFERENCE, UNITED METHODIST CHURCH, INC.

By: _____
Paul E. Gardner, Chairman

By: _____
John M. Feldhacker, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, Paul E. Gardner, of the State and County aforesaid, personally appeared Paul E. Gardner, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman of the within named bargainor, a Tennessee nonprofit corporation, and that he as such office holder, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Chairman.

WITNESS my hand and seal, this 7 day of February, 2019.

MELINDA W. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

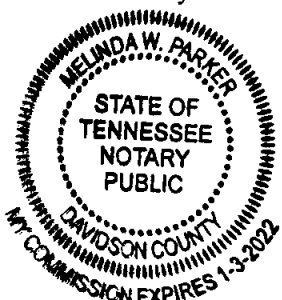
_____
Notary Public

My Commission Expires: 1/3/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~John M. Feldhacker~~ the undersigned Notary Public, of the State and County aforesaid, personally appeared John M. Feldhacker, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Secretary of the within named bargainor, a Tennessee nonprofit corporation, and that he as such office holder, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Secretary.

WITNESS my hand and seal, this 7 day of February, 2019.



Melinda W. Parker
Notary Public

My Commission Expires: 1/3/2022

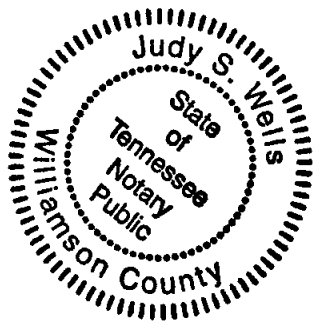
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is Four Hundred Thousand and 00/100 Dollars ($400,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 26th day of February, 2019.

Notary Public

My Commission Expires: 6/22/22



61st Ave UMC\Sale of Property - #2018-4074\Deeds - Warranty\2019.02.04 - Special Warranty Deed - TNUMC to 5801 CENTENNIAL BLVD, LLC.doc