Karen Johnson Davidson County
Batch# 214247 DEEDWARR
04/05/2019 08:52:22 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20190405-0030945

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Black Chandelier Properties, LLC, a North Carolina Limited Liability Company	Black Chandelier Properties, LLC, a North Carolina Limited Liability Company (NAME)	
1115 Lischey Avenue (ADDRESS)	1107 Pennock Avenue (ADDRESS)	082-03-0-440.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Grace Apostolic Church, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Black Chandelier Properties, LLC, a North Carolina Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING LOT NO. 13 AND THE SOUTHERLY 1/2 OF LOT NO. 14 ON THE PLAN OF OAKWOOD PARK AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 13 AND PART OF LOT NO. 14 FRONT TOGETHER 46.5 FEET ON THE EASTERLY MARGIN OF LISCHEY AVENUE (FORMERLY NORTH FOURTH STREET) AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GRACE APOSTOLIC CHURCH BY DEED FROM WILSON AMOS, JR., UNMARRIED OF RECORD IN BOOK 7151, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1115 Lischey Avenue, 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/our hand(s) this 4th day of April, 2019.

WARRANTY DEED
(Continued)

Grace Apostolic Church, Inc.

BY: Michael L. Boyd
Michael L. Boyd, President

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Michael L. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of Grace Apostolic Church, Inc., the within named bargainor, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Grace Apostolic Church, Inc., as President.

Witness my hand and official seal, this the 4th day of April, 2019.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072