Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
CV19-0102

STATE OF TENNESSEE
COUNTY OF ~~Montgomery~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2019

Notary Public

Commission Expires: 04/13/2021

Karen Johnson Davidson County
Batch# 216450 DEEDWARR
04/11/2019 09:36:09 AM 3 pgs
Fees: $18.00 Taxes: $2,767.60

20190411-0033027

JONATHAN R. VINSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Iglesia De Cristo. "Su Gran Alabanza" 3869 Pin Hook Road Nashville, TN 37013	New Owner	165-00-0-033.00 165-00-0-099.00

WARRANTY DEED

FOR AND IN 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, I/WE,

The Golden Gate Apostolic Church, Inc., a Tennessee non-profit corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Iglesia De Cristo. "Su Gran Alabanza", a Tennessee nonprofit corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the Southerly margin of Pin Hook Road at the Northeast corner of the property conveyed to Barnell Fowler and wife, by deed from L.L. Wilburn and wife, of record in Book 2093, Page 479, Register's Office for said County; thence with the Eastern boundary line of said Fowler property and the property owned by Azilee Hill, South 1 degree West 325 feet to an iron pin in the Northern boundary line of property South 87 degrees 30 minutes East 230 feet; thence North 1 degree East 325 feet, more or less to the Southerly margin of said Pin Hook Road; thence with the Southerly margin of said Road, North 87 Degrees 30 minutes 230 feet to the beginning.

BEING the same property conveyed to Javier Perez by Warranty Deed from Community South Bank of record in Instrument No. 20120521-0043624, Register's Office for Davidson County, Tennessee, dated 5/15/12 and recorded on 5/21/12.

FURTHER BEING the same property conveyed to Casa de Oracion Iglesia Apostolica No. 1, a Tennessee non-profit corporation, by Quitclaim Deed from Javier Perez of record in Instrument No. 20150323-0024791, Register's Office for Davidson County, Tennessee, dated 3/23/15 and recorded on 3/23/15.

FURTHER BEING part of the same property conveyed to The Golden Gate Apostolic Church, Inc., a Tennessee non-profit corporation, by Quitclaim Deed from Casa de Oracion Iglesia Apostolica No. 1, a Tennessee non-profit corporation, of record in Instrument No. 20170911-0093045, Register's Office for Davidson County, Tennessee, dated 9/11/17 and recorded on 9/11/17.

Tract 2:
Land in 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey by George W. Watkins dated October 17, 1970, also known as Lot 1 of Roger D. Thompson et ux's Pin Hook Road Subdivision of record in Plat Book 4885, Page 159, Register of Deeds of Davidson County, Tennessee.

Beginning at a stake in the Southerly margin of Pin Hook road, the same being the Northeasterly corner of the property conveyed to Foster D. Williams by deed of record in Book 4022, Page 978, in the Register's Office for Davidson County, Tennessee, thence South 87 degrees 30 minutes East along the southerly margin of Pinhook Road 279 feet to an iron pin, thence South 5 degrees 37 minutes East 328.1 feet to an iron pin; thence North 87 degrees 30 minutes West 315 feet to an iron pin; thence North 1 degree East 325 feet to the beginning and containing 2.216 acres, more or less.

BEING the same property conveyed to Javier F. Perez, married, by Warranty Deed from James R. Ashworth and wife, Joan M. Ashworth, of record in Instrument No. 20020613-0071891, Register's Office for Davidson County, Tennessee, dated 6/10/02 and recorded on 6/13/02.

FURTHER BEING the same property conveyed to Casa de Oracion Iglesia Apostolica No. 1, a Tennessee non-profit corporation, by Quitclaim Deed from Javier Perez, married, of record in Instrument No. 20120112-0003480, Register's Office for Davidson County, Tennessee, dated 1/11/12 and recorded on 1/12/12.
FURTHER BEING part of the same property conveyed to The Golden Gate Apostolic Church, Inc., a Tennessee non-profit corporation, by Quitclaim Deed from Casa de Oracion Iglesia Apostolica No. 1, a Tennessee non-profit corporation, of record in Instrument No. 20170911-0093045, Register's Office for Davidson County, Tennessee, dated 9/11/17 and recorded on 9/11/17.

Being also known as 3863 and 3869 Pin Hook Road, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3863 & 3869 Pin Hook Road, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of April, 2019.

The Golden Gate Apostolic Church, Inc., a Tennessee Non-Profit Corporation

By: _____
Javier Perez, Senior Pastor/President

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Javier Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Pastor/President for The Golden Gate Apostolic Church, Inc., a Tennessee Non-Profit Corporation and that he is authorized by The Golden Gate Apostolic Church, Inc., a Tennessee Non-Profit Corporation to execute this instrument on its behalf as such Senior Pastor/President.

Witness my hand and official seal at ~~Clarksville~~ Ashland City TN, Tennessee this 10th day of April, 2019.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)

_____
Notary Public
My Commission Expires: 04.13.2021