Karen Johnson Davidson County
Batch# 224532 DEEDWARR
05/01/2019 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20190501-0040427

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of April, 2019 by and between TRNC Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Sunday School Publishing Board, Inc., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lots 56, 57, 58 and 59, in Haynie's Gladstone Addition, a plan of which is recorded in Book 161, pages 10 and 11, at the Register's Office for said County, including a 5.0 foot by 161.53 foot strip of land, North from the original North lot lines of lots 56, 57, 58 and 59, to the center of Alley 2000, now abandoned by ordinance number 83-1169 and being more particularly described by a survey by Timothy Mark Donlon, RLS #2297, November 10, 2006, as follows:

Beginning at an iron pin set at the intersection of the Southeast right of way of Vashti Street (50' Right of Way) and the centerline of Alley 2000 (10' wide), now abandoned by ordinance number 83-1169, and also being the Northeast corner of said herein described tract of land and the Southwest corner of land conveyed to ACU, II, LLC in Book 10590, page 458, Register's Office for Davidson County, Tennessee.

Thence with the centerline of said abandoned alley and the South line of ACU II, LLC, South 54° 08' 16" East, 161.23 feet to an iron pin set at the Northeast corner of land conveyed to John Bottom in Book 4065, page 838, Register's Office for Davidson County, Tennessee.

Thence with the West line of property conveyed to John Bottom, South 32° 06' 49" West, 131.89 feet to an iron pin found in the Northeast right of way of Spurgeon Avenue (50' Right of Way);

Thence with the right of way of Spurgeon Avenue, North 53° 33' 32" West, 165.98 feet to an iron pin set in the Southeast right of way of Vashti Street;

Thence with the Southeast right of way of Vashti Street, North 34° 01' 00" East, 130.00 feet to the point of beginning containing 21,408 square feet or 0.49 acres more or less.

Being the same property conveyed to TRNC Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Howard Ray Strickland and wife, Helen J. Strickland, dated December 1, 2006, recorded December 12, 2006, Register's Office for Davidson County, Tennessee.

Rights of Sound Construction and Supply, Inc. under unrecorded lease as referenced in Subordination Agreement-Lease Affidavit of record in Instrument No. 20150827-0086714, Register's Office for Davidson County, Tennessee.

Easements retained in Metro Ordinance No. 83-1169.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is [X]improved [ ]unimproved property known as: 1328 Vashti Street, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR

does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

TRNC Properties, LLC, a Tennessee limited liability company

By: _____
Todd Beeten, Chief Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Todd Beeten** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Chief Manager** of **TRNC Properties, LLC**, the within named bargainor, a corporation, and that he/she as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Chief Manager**.

Witness my hand and seal, at office in Franklin, this the 30th day of April, 2019.

_____
Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Sunday School Publishing Board, Inc.
1700 Baptist World Center Dr, Nashville, TN 37207

Send Tax Statements to:
new owner

Map & Parcel: 07114024800

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,100,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of April, 2019.

_____
Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019