WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Raymond Platt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/9/22

LISA A. WHITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 225434 DEEDWARR
05/03/2019 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20190503-0041463

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Westwood Baptist Church University Center, Inc.	OWNER AT OWNER'S ADDRESS	
(NAME)	(NAME)	09202040400
2510 Albion Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Richard L Moore, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Westwood Baptist Church University Center, Inc.,** 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:

Land in Davidson County, Tennessee, being Lot No. 103, Block 7 on the Plan of Heffernan Place of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

FOR INFORMATION PURPOSES ONLY: 2509 Alameda Street, Nashville, TN 37208

Being the same property conveyed to Richard L. Moore by Quitclaim Deed from Mary D. Ray, an unmarried person of record in Instrument No. 20140624-0054846, Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 24, 2014.

Being the same property conveyed to Mary D. Ray by Warranty Deed from Annie L. Doyle, a widow of record in Book 4977, Page 789, Register's Office for Davidson County, Tennessee, dated November 22, 1975 and recorded on December 09, 1975.

Seller warrants that said property has never been his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 161, Page 138, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2509 Alameda Street Nashville, TN 37208
(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 26th day of April, 2019.

Richard L Moore

Richard L Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Richard L Moore**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2019.

Notary Public
My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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