# WARRANTY DEED

JOHN L. WEAKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-LW-19-1222-4-6-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Capital Invest, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **728 Crestmark Dr.** | | **071-10-0-126.00** |
| (ADDRESS) | (ADDRESS) | |
| **Mount Juliet, TN 37122** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZION MISSIONARY BAPTIST CHURCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lots 62, 63, 64 & 65, J.B. HAYNIES CUMBERLAND HEIGHTS, as shown on plat of record in Plat Book 57, Page 170, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zion Missionary Baptist Church, Inc. by Warranty Deed from Larry D. Corlew and wife, Hazel Corlew of record in Instrument No. 20001018-0103533, in the Register's Office of Davidson County, Tennessee, dated October 17, 2000 and recorded October 18, 2000. (Lot 62)

Being the same property conveyed to Zion Missionary Baptist Church, Inc. by Corrective Warranty Deed from Shirley A. Redmond of record in Instrument No. 20010102-0000596, in the Register's Office of Davidson County, Tennessee, dated December 27, 2000 and recorded January 2, 2001. (Lot 63)

Being the same property conveyed to Zion Missionary Baptist Church, Inc. by Warranty Deed from Jody Dowdell, III and wife, Ella M. Dowdell of record in Book 8447, Page 387, in the Register's Office of Davidson County, Tennessee, dated September 19, 1991 and recorded September 20, 1991. (Lots 64 & 65)

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. HAYNIES CUMBERLAND HEIGHTS, as recorded in Plat Book 57, Page(s) 170.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1222, 1224, 1226 John L. Copeland Blvd, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 229383 **DEEDWARR**
05/14/2019 08:34:50 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00

20190514-0044996

Witness my/our hand(s) this the 8th DAY OF MAY, 2019.

Zion Missionary Baptist Church

BY: Sarah Holsey
Sarah Holsey
Trustee

BY: John T. Nixson
John Nixson
Trustee

BY: George Cook
George Cook
Trustee

BY:
Ricky Robinson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SARAH HOLSEY, 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 TRUSTEE of ZION MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN NIXSON, 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 TRUSTEE of ZION MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GEORGE COOK, 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 TRUSTEE of ZION MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

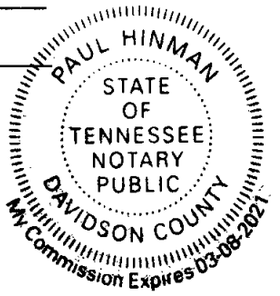
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICKY ROBINSON, 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 TRUSTEE of ZION MISSIONARY BAPTIST CHURCH, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 8th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212