Karen Johnson Davidson County
Batch# 232923 DEEDWARRSP
05/21/2019 02:15:30 PM 5 pgs
Fees: $28.00 Taxes: $520.22
20190521-0048008

SPECIAL WARRANTY DEED

FROM: The Trustees of Grace Interdenominational Church

TO: CGM, Inc.
a Wisconsin Corporation

This instrument was prepared by:
Mary Balthrop, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
CGM, Inc. N13479 914th Street New Auburn, WI 54757 Attn: Brian MacGregor, President	same	081 11 0 425.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value of the Property for this transfer is $140,600.

Affiant

Sworn to and subscribed before me, this 9th day of May, 2019.

Notary Public

My Commission Expires: 07-06-2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Trustees of Grace Interdenominational Church**, a Tennessee _____ (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **CGM, Inc.**, a Wisconsin corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1718 14th Avenue, North, Nashville, Davidson County, Tennessee 37208.

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matter(s) set forth on Exhibit B), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 9th day of May, 2019.

SELLER: The Trustees of Grace Interdenominational Church

By: Theresa A Curll
Name:

By: Zontra A. Fondale
Name:

By: Leslie Dana Parker
Name:

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Theressa Curll, Zontra Fondale, Leslie Dana Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the trustees of Grace Interdenominational Church, the Grantor, and that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office in Nashville, this 9th day of May, 2019.

Adrienne P. Bowling
Notary Public

My Comm. Expires: 07-06-2020

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201905210048008

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 195 in T.D. McGavock and others plan, called the Addition to the Town of McGavock, a plan of which is of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 195 fronts 100 feet on the easterly side of Fourteenth Avenue North, formerly Alberta Avenue, and extends eastwardly between parallel lines 170 feet to an alley.

Being the same property conveyed to TRUSTEES OF GRACE INTERDENOMINATIONAL CHURCH, by deed from TRUSTEE OF THE TRUE HOUSE OF GOD, of record as Instrument No. 20020322-0035281, dated March 5, 2002, said Register's Office. Being further conveyed to TIMOTHY L. LESLIE, by quitclaim deed from GRACE INTERDENOMINATIONAL CHURCH BOARD MEMBERS, PAULA D. LESLIE, ALICIA PRICE, EBONY N. BROWN, ZONTRA A. LEWIS AND ANTIONETTE SHEARON, of record in Instrument No. 20190412-0033422, dated April 11, 2019, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

Matters shown on the Plan of record in Book 21, page 41, said Register's Office.

True Copy Certification

I, Mary Balthrop, 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.

Mary Balthrop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Alexander, a notary public for this county and state, Mary Balthrop 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: January 3, 2023
Notary' Seal (if on paper)

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023