WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

A-BC-19-2117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 233295 **DEEDWARR**
05/22/2019 03:19:55 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20190522-0048604

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:	
Beam Construction, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**092-07-0-427.00**
PO Box 158394		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, A NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAM CONSTRUCTION, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Plat of John Langham's Lots Northwest Nashville of record in Plat Book 57, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to McNairy Hill United Primitive Baptist Church by Warranty deed from The Trustees of the Big Harpeth United Primitive Baptist Association of record in Instrument No. 20070522-0060979 Register's Office for Davidson County, Tennessee, dated January 29, 2005 and recorded on May 22, 2007.

Being a portion of the same property conveyed to McNairy Hill United Primitive Baptist Church, a non-profit corporation by Quitclaim Deed to Separate Parcels deed from McNairy Hill United Primitive Baptist Church, a Tennessee non-profit corporation of record in Instrument No. 20090902-0082680 Register's Office for Davidson County, Tennessee, dated September 01, 2009 and recorded on September 02, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 amd subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2117 Hermosa St., Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 21 DAY OF MAY, 2019.

McNairy Hill United Primitive ~~Baptist Church~~, a non-profit corporation

BY: John T. Gassaway
John T Gassaway
Pastor and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN T GASSAWAY, 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 PASTOR AND AUTHORIZED AGENT of MCNAIRY HILL UNITED PRIMITIVE BAPTIST CHURCH, A NON-PROFIT CORPORATION, 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 PASTOR AND AUTHORIZED AGENT.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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