Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 238305 DEEDWARR
06/04/2019 09:40:11 AM 4 pgs
Fees: $23.00 Taxes: $795.50

20190604-0053018

GENERAL WARRANTY DEED

This Instrument Was Prepared By: Perrone & Young (PRY) Westpark Drive, Suite. 330, Brentwood TN 37027-5062; Phone: 615 / 373.6910

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Clarence Summey, Jr. P. O. Box 325 Madison, Tennessee 37116	Clarence Summey, Jr. P. O. Box 325 Madison, Tennessee 37116	**092-06-0-004.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is **$215,000.00**.

AFFIANT

Sworn to and subscribed before me this 3 day of June 2019.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 11-3-2020

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Greater Christ Temple Church, Inc.,** a Tennessee non-profit corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Clarence Summey, Jr.** (the "Grantee"), his heirs, successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **3003 Albion Street, Nashville, Davidson County, Tennessee, 37209**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 3 day of June 2019.

GRANTOR: **GREATER CHRIST TEMPLE CHURCH, INC.,**
a Tennessee non-profit corporation

By: _____
Sherman L. Merritt, Sr., President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Sherman L. Merritt, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Greater Christ Temple Church, Inc., a Tennessee non-profit corporation, the within named bargainor, a Tennessee non-profit corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 3rd day of June 2019.

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 10-3-2020

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of George I. Waddey's Subdivision of record in Plat Book 421, Page 55, 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 the same property conveyed to Greater Christ Temple Church by Warranty deed from James Luster Jr. of record in Instrument No. 20060626-0076043 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 26, 2006. (Value of consideration shown in aforementioned deed $40,000.00.) Being also known as 3003 Albion Street Nashville, Tennessee 37209.

EXHIBIT B

Permitted Exceptions

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements not shown by the Public Records.

4. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

5. Taxes for the year 2019, a lien not yet due and payable, and which are expressly assumed by the Grantee

6. Subject to all matters shown on the Plan of record in Plat Book 421, Page 55, Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.