Karen Johnson Davidson County
Batch# 246993 DEEDWARR
06/21/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190621-0060246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 05/02/2022

(AFFIX SEAL)

SHAMECE BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhythm Homes and Development, LLC	Same as owner (NAME)	
355 Hazel Avenue (ADDRESS)	(ADDRESS)	081-07-0-518.00
Webster Groves MO 63119 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Music City Center for Spiritual Living, a Tennessee non-profit corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rhythm Homes and Development, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT IV (1810 11TH AVENUE NORTH)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF WILLIAMS AND VALENTINO'S SUBDIVISION OF LOT NOS. 3 AND 4 OF THE WOODARD PROPERTY, OF RECORD IN PLAN BOOK 2, PAGE 33, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE EASTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY WOODARD AVENUE, AND EXTENDS BACK EASTWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN UNNAMED STREET AND PART OF THE ALLEY THAT WAS CLOSED BY METROPOLITAN COUNTY COUNCIL BILL NO. 097-932.

BEING PART OF THE SAME PROPERTY CONVEYED TO MUSIC CITY CENTER FOR SPIRITUAL LIVING, A TENNESSEE NONPROFIT CORPORATION, BY SPECIAL WARRANTY DEED FROM IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS, OF RECORD IN INSTRUMENT NO. 20141114-0105132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND CORRECTED BY INSTRUMENT OF CORRECTION OF RECORD IN INSTRUMENT NO. 20151013-0103927, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD WITH THE SPECIFIC EXCEPTIONS DISCLOSED BY THE TITLE SEARCH.

1. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

2. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WILLIAMS AND VALENTINO'S SUBDIVISION OF LOTS 3 & 4, THOMAS WOODARD PLAN, AS RECORDED IN PLAT BOOK 2, PAGE(S) 33, CHANCERY COURT AT NASHV

3. EASEMENT RECORDED IN EASEMENTS RETAINED BY METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY UPON THE CLOSING AND ABANDONMENT OF ALLEYWAY #493, CLOSED BY METROPOLITAN COUNTY COUNCIL BILL NO. 097-932.

unimproved (X)
This is improved ( ) property, known as 1810 11th Avenue North, Nahville, TN 37208

WARRANTY DEED
(Continued)

(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/our hand(s) this 21st day of June, 2019.

Music City Center for Spiritual Living, a Tennessee
Non-profit Corporation

BY: _____
Michael Woody, Pastor/ President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Michael Woody, 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 Pastor President of Music City Center for Spiritual Living, a Tennessee non-profit corporation, the within named bargainor, a non-profit corporation, and that such Pastor President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Music City Center for Spiritual Living, a Tennessee non-profit corporation.

Witness my hand and official seal, Goodlettsville, Tennessee, on this the 21st day of June, 2019.

_____ Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021