Karen Johnson Davidson County
Batch# 247097 DEEDWARR
06/21/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20190621-0060390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

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 5-2-2022

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
1012 Burchanan II, LLC a Tennessee Limited Liability Company	Same as Owner (NAME)	081-07-0-516.00
2002 Richard Jones Rd, 200-C (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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 1012 Burchanan II, LLC a Tennessee Limited Liability Company, 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 I

BEING LOT NO. 3 ON THE MAP OF WILLIAMS AND VALENTINO'S SUBDIVISION OF LOT NOS. 3 AND 4 OF THOMAS WOODARD'S PLAN, OF RECORD IN PLAN BOOK 2, PAGE 33, OF THE CHANCERY COURT AT NASHVILLE. SAID LOT NO. 3 FRONT 51.51 FEET ON THE NORTHERLY SIDE OF BUCHANAN STREET AND RUNS BACK BETWEEN LINES 122 FEET ON THE WESTERLY LINE, ALONG THE EASTERLY MARGIN OF WOODARD STREET AND 133-1/3 FEET ON THE EASTERLY LINE TO AN ALLEY IN THE REAR AND PART OF THE ALLEY CLOSED BY METROPOLITAN COUNTY COUNCIL BILL NO. 097-932.

TRACT II

BEING THE EASTERLY PART OF THE SOUTHERLY PART OF LOT NO. 1 ON THE MAP OF WILLIAM AND VALENTINO'S SUBDIVISION OF LOT NOS. 3 AND 4 OF THOMAS WOODARD'S PLAN, OF RECORD IN PLAN BOOK 2, PAGE 33, CHANCERY COURT OF NASHVILLE. SAID PART OF LOT NO. 1 FRONTS 42 FEET ON THE NORTHERLY SIDE OF BUCHANAN STREET AND RUNS BACK 86 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF OWEN STREET, AND 78 FEET ON THE WESTERLY LINE, TO A DEAD LINE MEASURING 42 FEET THEREON, AND PART OF THE CLOSED ALLEY.

TRACT III

BEING PART OF LOT NO. 1 AND ALL OF LOT NO. 2 ON THE MAP OF WILLIAMS AND VALENTINO'S SUBDIVISION OF LOTS NOS. 3 AND 4 OF THOMAS WOODARD'S PLAN, AS OF RECORD IN PLAN BOOK 2, PAGE 33, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF BUCHANAN STREET AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 133 1/3 FEET; THENCE EASTWARDLY 100 FEET TO THE WESTERLY MARGIN OF OWEN STREET; THENCE WITH SAID STREET SOUTHWARDLY 70 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROGER T. PICKFORD AND WIFE MARY PICKFORD, BY DEED FROM MAMIE E. SMITH, OF RECORD IN BOOK 2101, PAGE 634, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH PICKFORD'S NORTHERLY LINE 42 FEET TO THEIR NORTHWEST CORNER; THENCE WITH THEIR WESTERLY LINE, SOUTHWARDLY 78 FEET TO THE NORTHERLY MARGIN OF BUCHANAN STREET; THENCE WITH SAID STREET, WESTWARDLY 60.2 FEET TO THE BEGINNING.

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

WARRANTY DEED
(Continued)

CORRECTED BY INSTRUEMTN 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 ( )
This is improved (X) property, known as 1012 Buchanan Street, Nashville, TN 37208
(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 of Music City Center for Spiritual Living as Pastor/President.

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

Mary Birthright
Notary Public

My commission expires:

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

(SEAL)

RETURN TO:
Gardner Title LLC
4235 Hillsboro Pike, #300
Nashville, TN 37215

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