Karen Johnson Davidson County
Batch# 248403 DEEDWARR
06/25/2019 02:41:16 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190625-0061467

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$210,000.00~~ $220,000.00

Affiant

Sworn to and subscribed before me this 21st day of June, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
SS & LR Group, LLC (NAME)		092-02-0-414
4 Bridleway Trail (ADDRESS)	new owner (ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trustees, Westwood Baptist Church, University Center, also known as Westwood Baptist Church, University Center, Inc., a Tennessee corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SS & LR Group, LLC, a Tennessee limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee being the easterly 40 feet of lot no. 93 of block 8 on the map of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.
Said part of lot no. 93 fronts 40 feet on the southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Property 2:
Land in Davidson County, Tennessee being Lot No. 94 and the westerly 10 feet of Lot No. 93 of Block 8 on the map ofHeffernan Place, as ofrecord in Book 161, Page 138, Register's Office for said County. Said Lot No. 94 and part of Lot No. 93 front together 60 feet on the southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-11-19-2413-2415

Being the same property conveyed to Trustees, Westwood Baptist Church, University Center, also known as Westwood Baptist Church, University Center, Inc., a Tennessee corporation by Deed dated August 6, 1997 from Louise Hancock, recorded August 7, 1997, in Book 10560, Page 868, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2019.

WESTWOOD BAPTIST CHURCH, UNIVERSITY CENTER, INC.,
a Tennessee corporation

By: _____
Name: James Ellison, Jr.
Its: Trustee

By: _____
Name: Oscar Dismuke
Its: Trustee

By: _____
Name: Andrew Hanserd
Its: Trustee

Continued Next Page

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Quin Evans Segall of the state and county mentioned, personally appeared James Ellison, Jr., Oscar Dismuke, and Andrew Hanserd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged each such person (or persons) to be Trustees of Westwood Baptist Church, University Center, Inc., the within named bargainor, a Tennessee corporation, and that such James Ellison, Jr., Oscar Dismuke, and Andrew Hanserd as such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Trustee.

Witness my hand and seal, at office in Davidson County TN, this 20th day of June, 2019.

Quin Evans Segall
Notary Signature

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Printed Name: Quin Evans Segall

My commission expires: July 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Certificate of Authenticity

I, _____, 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

Personally appeared before me, _____, a notary public for this county and state, _____ 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: _____
Notary's Seal