ADDRESS NEW OWNER: Pasifica Investments, LLC
1501 Lebanon Pike
Nashville, TN 37210

SEND TAX BILL TO: NEW OWNER

Karen Johnson Davidson County
Batch# 278140 DEEDWARR
08/30/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $214.60
20190830-0088033

MAP-PARCEL NOS. P/O 081-12-0-176.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **New Metropolitan Christian Missionary Baptist Church, a Tennessee nonprofit corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Pasifica Investments, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/15/19 Project Number 19-023 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way of 9th Avenue North at the southwesterly corner of Leonidas Kotsiris, et ux of record in Instrument Number 20150623-0059973 R.O.D.C. TN; said point also being the southeasterly corner of Pasifica Investments, LLC of record in Instrument Number 20181004-0098538 R.O.D.C. TN; and proceeding,

1. With said northerly right-of-way of 9th Avenue North and the aforesaid Pasifica Investments, LLC N 47deg24'02" W 23.0 feet to a point, the true point of beginning of the herein described tract; thence,

2. Continuing with said northerly right-of-way of 9th Avenue North N 47deg24'02" W 15.0 feet to an iron pin set at the common corner of Lot 1 and Lot 2 of North Nashville Real Estate Company of record in Instrument Number 20190725-0073084 R.O.D.C. TN; thence,

3. With the common boundary of said Lot 1 and Lot 2 N 42deg24'40" E 160.00 feet to an iron pin set on the southerly right-of-way of Alley No. 215; thence,

4. With said southerly right-of-way of Alley No. 215 S 47deg24'02" E 15.0 feet to a point at the northwesterly corner of Pasifica Investments, LLC; thence,

5. With the westerly boundary of Pasifica Investments, LLC S 42deg24'40" W 160.00 feet to the point of beginning.

Containing 2400 square feet or 0.06 acres more or less.

Any and all rights, title and interest held by the New Metropolitan Christian Missionary Baptist Church, Inc., in Lot 1 on the Final Plat of North Nashville Real Estate Company of record in Instrument No. 20190725-0073084, Register's Office for Davidson County, Tennesse.

Being a portion of the property conveyed to New Metropolitan Christian Missionary Baptist Church, Inc. from New Missionary Baptist Church Board of Trustees, by Quitclaim Deed recorded on November 11, 1996, in Book 10255, Page 644, Register's Office for Davidson County, Tennessee. New Metropolitan Christian

Missionary Baptist Church, Inc., is one and the same entity as New Metropolitan Christian Missionary Baptist Church, a Tennessee nonprofit corporation.

This is property with a common address of P/O 1624 9th Avenue, North, Nashville, TN 37208.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year are exempt to the date of transfer and payment of the current yeaer's taxes being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20190725-0073084, Register's Office for Davidson County, Tennessee.(3) All matters appearing on a survey by Daniels & Associates, Inc. dated 05/15/19 Project Number 19-023 (Gregory E. Daniels, TN R.L.S. #1489).

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August 2019.

NEW METROPOLITAN CHRISTIAN MISSIONARY BAPTIST CHURCH

BY: Valerie V. Owens (President)
Valerie V. Owens, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Valerie V. Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the President of NEW METROPOLITAN CHRISTIAN MISSIONARY BAPTIST CHURCH, a Tennessee nonprofit corporation, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand and official seal at office this 30th day of August 2019.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2020

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $58,000.00.

Salem member
Affiant

Subscribed and sworn before me this 30th day of August 2019.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2020

Notary Public
My Commission Expires: _____

File No. 1908K167

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022