WARRANTY DEED

Karen Johnson Davidson County
Batch# 280338 DEEDWARR
09/04/2019 08:39:41 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00

20190904-0088894

W-ELAM-19-1212

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1212 9th Avenue North, LLC	**New Owner**	
(NAME)	(NAME)	
2817 West End Ave, Ste 126-252		**081-16-0-263.00** **081-16-0-264.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1212 9TH AVENUE NORTH, LLC, a Delaware limited liability company** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: (1212 9th Avenue North)
Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the Plan of Addition to D.T. McGavock's Estate, of record in Chancery Court Plan Book 1, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: (1206 9th Avenue North)
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Addition to D.T. McGavock's Estate, of record in Chancery Court Plan Book 1, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract I:
Being the same property conveyed to the Trustees for First Street Baptist Church by Installment Deed from First Evangelical Reformed Church, a Corporation, recorded August 13, 1952 in Book 2091, Page 176, Register's Office for Davidson County, Tennessee.
AND
Being the same property conveyed to Greater First Street Missionary Baptist Church, a Tennessee non-profit corporation by Quitclaim Deed from The Trustees of First Street Baptist Church, recorded October 27, 2010 in Instrument No. 20101027-0085824, Register's Office for Davidson County, Tennessee.

Being also known as 1212 9th Avenue North, Nashville, Tennessee 37208.

Tract II:
Being the same property conveyed to James R. Jenkins, Edward A. Sadler, Sr., and Thomas Wisener, as Trustees for First Street Baptist Church by Installment Deed from James Howard Allen and wife, Verbie L. Allen, recorded April 12, 1972 in Book 4591, Page 860, Register's Office for Davidson County, Tennessee.
AND
Being the same property conveyed to Greater First Street Missionary Baptist Church, a Tennessee non-profit corporation by Quitclaim Deed from The Trustees of First Street Baptist Church, of record in Instrument No. 20190904-0088893, Register's Office for Davidson County, Tennessee.

Being also known as 1206 9th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to:

- All matters shown on the Plan of record in Chancery Court Plan Book 1, Page 33, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as noted on Alta Survey prepared by BA Land Professionals, LLC, labeled as Job No. 19-0233 and dated August 27, 2019.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1206 9th Avenue North & 1212 9th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF AUGUST, 2019.

Greater First Street Missionary Baptist Church, a Tennessee non-profit corporation

BY: _____
Tywan Murray
Trustee

BY: _____
Norse P. Johnson
Trustee

BY: _____
Lavonda League
Trustee

BY: _____
Art Hodge
Trustee

BY: _____
Debra Sanders
Trustee

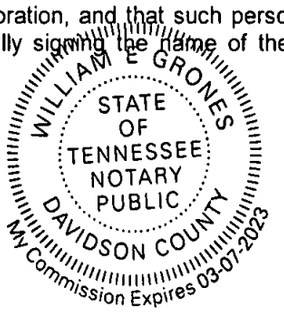
BY: _____
Luella R. Murray
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TYWAN MURRAY, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NORSE P. JOHNSON, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

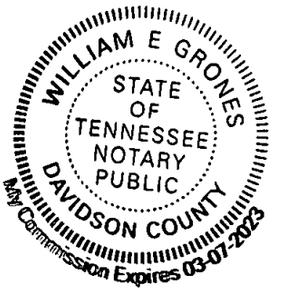


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAVONDA LEAGUE, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

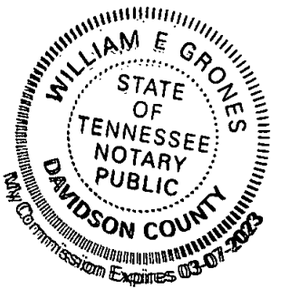


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ART HODGE, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DEBRA SANDERS, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LUELLA R. MURRAY, 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 the TRUSTEE of GREATER FIRST STREET MISSIONARY BAPTIST CHURCH, A TENNESSEE NON-PROFIT CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 29th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212