Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-NRP-19-1082-D

Karen Johnson Davidson County
Batch# 294348 DEEDWARRSP
10/01/2019 03:21:09 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20191001-0100152

This instrument prepared by ~~& Return to~~:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2019, by and between **Trustees of Kayne Avenue Baptist Church**, party of the first part, and **Nashville Rental Partners GP, a Tennessee General Partnership**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Tract I:
Lot No. 11, on the plan of Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the easterly side of 13th Avenue South, formerly Ament Street, and runs back between parallel lines 158 feet on the south line and 158-1/2 feet on the north line to an alley.

Tract II:
Being part of Lot No. 12, Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee, described as: Beginning at an iron pin in the westerly margin of 13th Avenue South; thence with the margin of said Avenue, North 18 degrees 45' East, 6.23 feet to an existing iron pin in the beginning of a curve; thence around said curve with a radius of 15 feet in a northeasterly direction 20.85 feet to an iron pin in the southernly margin of an alley; thence with the margin of said alley, South 81 degrees 36' East, 124.42 feet to an iron pin at the beginning of a curve; thence with said curve having a radius of 15 feet, in a southeasterly direction 25.79 feet to an iron pin in the westerly margin of an alley 428; thence North 82 degrees 3' West, 155.05 feet to the point of beginning.

Being the same property conveyed to Kayne Avenue Baptist Church by Warranty Deed from Roosevelt Lyons, Minnie Strotter and Joseph Lyons dated November 5, 1982 and recorded November 11, 1982 in Book 5967, Page 606, Register's Office of Davidson County, Tennessee; Deed of Correction to correct Grantee to Trustees of Kayne Avenue Baptist Church, recorded September 26, 1983 in Book 6144, Page 44, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- Taxes or special assessments which are not shown as existing liens by the public records.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2019 Davidson County taxes, being liens not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 57, Page 34, in the Register's Office of Davidson County, Tennessee.
- Right of Way of 13th Avenue South.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustees of Kayne Avenue Baptist Church

By: Harmon E Stockdale, Jr. Pastor

By: Odie D Jones, Chairman of Deacons

By: James O. Ensley, Jr., Treasurer

Trustee

By: Savington W. Nickens, Jr., Chairman of Trustees

William B. Burney Jr.

By: William B Burney, Jr. Assistant Chairman of Trustees

Lora Alexander, Trustee

By: Lora Alexander, Trustee

Cassandra Parks

By: Cassandra Parks, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HARMON E. STOCKDALE, JR., 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 PASTOR of KAYNE AVENUE BAPTIST CHURCH, 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 PASTOR.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ODIE D. JONES, 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 CHAIRMAN OF DEACONS of KAYNE AVENUE BAPTIST CHURCH, 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 CHAIRMAN OF DEACONS.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JAMES O. ENSLEY, JR., 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 TREASURER of KAYNE AVENUE BAPTIST CHURCH, 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 TREASURER.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SAVINGTON W. NICKENS, JR., 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 CHAIRMAN OF TRUSTEES of KAYNE AVENUE BAPTIST CHURCH, 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 CHAIRMAN OF TRUSTEES.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM B. BURNEY, JR., 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 ASSISTANT CHAIRMAN OF TRUSTEES of KAYNE AVENUE BAPTIST CHURCH, 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 ASSISTANT CHAIRMAN OF TRUSTEES.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LORA ALEXANDER and CASSANDRA PARKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be TRUSTEES of KAYNE AVENUE BAPTIST CHURCH, the within named bargainor, a corporation, and that such persons, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEES.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 7.5.2021
(SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Property Address:	1032 13th Ave S, Nashville, TN 37212
Property Owner & Address &Mail Tax Bills to:	**Nashville Rental Partners GP, a Tennessee General Partnership** 1745 Gary Lane Hopkinsville, KY 42240
Tax Parcel No.:	105-01-0-308.00 and 105-01-0-307.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $500,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY