Karen Johnson Davidson County
Batch# 303158 DEEDWARR
10/21/2019 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20191021-0107566

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17 day of October, 2019 by and between Nashville Christian Advancement Academy, Inc., a Tennessee Corporation, hereinafter referred to as GRANTOR, and Woodbine Community Organization (WCO), Inc., a Tennessee Corporation, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 1, 2, and 3 on the Plan of A.C. Webb's Subdivision of the Demoville Tract, as of record in Book 974, page 27, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Dickerson Pike at the corner of Lot Nos. 3 and 4; thence with the line between said two lots, South 88 deg. 15' East 686 feet to an iron pin and 15 inch elm at the Southwest corner of the property conveyed to Nathan Curry Smith, Jr. and wife, Jean Owen Smith, by deed from Maude A. J. Smith and husband, of record in Book 2103, page 67, said Register's Office; thence with Smith's westerly line North 17 deg. East 267 feet to a 10 inch elm, Smith's Northwest corner of the Northerly line of Lot No. 1; thence with the Northerly line of said Lot, North 87 deg. 15' West 792 feet to the center of Dickerson Pike; thence with the center of said Pike, South 10 deg. East 272.8 feet to the beginning.

Being the same property conveyed to Nashville Christian Advancement Academy, Inc., by Warranty Deed, from Dean Flint, dated August 2, 2016, recorded August 8, 2016, of record in Instrument No. 20160808-0082344, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 3551 Dickerson Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the

same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nashville Christian Advancement Academy, Inc., a Tennessee Corporation

By: _____
Ricardo Lyles, President

CORPORATE
STATE OF California
COUNTY OF _____

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared **Ricardo Lyles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Nashville Christian Advancement Academy, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in _____, this the _____ day of October, 2019.

SEE ATTACHED FOR NOTARY PUBLIC

_____
Notary Public
My Commission Expires:_____

Name and Address of Property Owner:
Woodbine Community Organization, Inc.
643 Spence Lane, Nashville, TN 37217

Send Tax Statements to:

Woodbine Community organization Inc.
643 Spence Lane
Nashville, TN 37217

Map & Parcel: 050 00 0 059.00

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado

On Oct 17, 2019 (Date) before me, Joseph M. Henderson, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Ricardo Lyles (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSEPH M. HENDERSON
COMM. #2142560
Notary Public - California
El Dorado County
Comm. Expires Feb 12, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Oct 17, 2019 Number of Pages: 2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,050,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18 day of October, 2019.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
19-1-604

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Veni Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021