WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2933

Karen Johnson Davidson County
Batch# 308743 DEEDWARR
10/31/2019 08:41:30 AM 6 pgs
Fees: $33.00 Taxes: $13,320.00
20191031-0111773

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $3,600,000.00 Affiant Subscribed and sworn to before me this 30th day of October, 2019. Notary Public My Commission Expires: 3/8/2021	
Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
945 South Douglas, LLC 1033 Demonbreun St, 3rd Floor Nashville, TN 37203	New Owner	105-13-0-289.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		**17-06-15509**

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

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 sufficiency of all of which are hereby acknowledged **The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **945 South Douglas, LLC, a Tennessee Limited Liability Company**, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT 1:

Beginning on the southerly margin of Douglas Avenue at a point 163.1 feet northerly from the northeast corner of Pomeroy Avenue and an alley; thence in a southeasterly direction 230 feet to a point on the north margin of said alley,

215.5 feet east from said northeast corner of Pomeroy Avenue and said alley; thence east along the north margin of said alley, 36 feet to a point; thence in a northwesterly direction 272.2 feet to a point on the southerly margin of Douglas Avenue in a southwesterly direction 146.4 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being the west 55 feet of the west 105 feet of Lot No. 87 on the Map of Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 55 feet on the southerly side of Douglas Avenue and extends back between parallel lines
286.8 feet, more or less, to an alley.

TRACT 3:

PART I:
Being the easterly part of Lot No. 84 on the Plan of Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Douglas Avenue, the common corner of Lots Nos. 84 and 85; thence south along the line between said lots, 286.5 feet to the north margin of a 20 foot alley; thence west along said alley 35 feet to the southeast corner of the part of said Lot 84 conveyed to Berry E. Skinner and wife, by deed of record in Book 1160, Page 441, said Register's Office; thence northwesterly with Skinner's easterly line, 272.2 feet to the southerly margin of Douglas Avenue; thence with the margin of the same, easterly around a slight curve, 140 feet to the point of beginning.

PART II:
Being the westerly 60 feet of Lot No. 87 on the Waverly Land Company's Plan of Lots, as of record in Book 57, Page 95, Register's Office for said County.

Said part of Lot No. 87 fronts 60 feet on the southerly side of Douglas Avenue and runs back between parallel lines
286.5 feet more or less to an alley.

TRACT 4:

Being the westerly part of Lot No. 84 in the Waverly Land Company's Plan of lots called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, described as follows:

Beginning at the northwest corner of 10th Avenue South, formerly Pomeroy

Avenue, and an alley, being the southwest corner of said lot No. 84; thence with the easterly margin of said Avenue and the easterly margin of Douglas Avenue 163.1 feet to a point; thence in a southeasterly direction 230 feet, more or less, to a point on said alley 215 feet 5 inches from the beginning point; thence with the northerly margin of said alley westerly 215 feet 5 inches to the beginning.

Being the same property conveyed to Trustees of the Pilgrim Emanuel Baptist Church, by Warranty Deed from The Nashville Housing Authority, of record in Book 4245, Page 418, Register's Office for Davidson County, Tennessee.

This is improved property known as 945 South Douglas Ave, Nashville, TN 37204.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as disclosed on plat of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 6828, Page 843, in the Register's Office for Davidson County, Tennessee.
4. All matters shown on the ALTA/NSPS Land Title Survey prepared by Jason A. Garrett, TN R.L.S. No. 2861, Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203, dated October 23, 2019.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of October, 2019.

The Tabernacle of Glory Church,
successor in interest to the trustees
of Pilgrim Emanuel Baptist Church

By: Carrlotta Morton, Deacon Vice Chair

The Tabernacle of Glory Church,
successor in interest to the trustees
of Pilgrim Emanuel Baptist Church

By: Dorothy McCrady, Deacon
Chairperson

The Tabernacle of Glory Church,
successor in interest to the trustees
of Pilgrim Emanuel Baptist Church

By: William V. Green, Pastor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally William V. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Pastor for The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, and as such Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf of The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, the within named bargainor, and that he/she as such Pastor, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Pastor.

Witness my hand and seal, at Nashville, Tennessee, this 30th day of October, 2019

Notary Public

My Commission Expires 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally Dorothy McCrady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Deacon Chairperson for The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, and as such Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf of The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, the within named bargainor, and that he/she as such Deacon Chairperson, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Deacon Chairperson .

Witness my hand and seal, at Nashville, Tennessee, this 30th day of October, 2019

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally Carrlotta Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Deacon Vice Chair for The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, and as such Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf of The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, the within named bargainor, and that he/she as such Deacon Vice Chair, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Deacon Vice Chair .Witness my hand and seal, at Nashville, Tennessee, this 30th day of October, 2019

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

