WARRANTY DEED

Karen Johnson Davidson County
Batch# 315608 DEEDWARR
11/14/2019 10:53:40 AM 2 pgs
Fees: $13.00 Taxes: $4,121.80

20191114-0117495

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File# 140169

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iris Nashville Ministry	NEW OWNER	08308006200
(NAME)	(NAME)	
900 GALLATIN AVE.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **901 Dalebrook Partners LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Iris Nashville Ministry,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

901 Dalebrook Lane Nashville TN 37206
Land in Davidson County, Tennessee, being Lot Number 244 and a tract of land designated as " Rosebank Church of Christ" on the Plan of Eastland Acres, Section Six, of record in Plat Book 2330, page 129, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Dalebrook Lane at the corner of Lots Nos. 243 and 244; thence with the line between said two lots, eastwardly 233.6 feet; thence South 2 degrees 32' West 412.90 feet to the northerly margin of Eastland Avenue; thence with said Avenue, North 87 degrees 24' West 186.8 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to the easterly margin of Dalebrook Lane; thence with the easterly margin of Dalebrook Lane, northwardly 342.11 feet, more or less, to the beginning.

Being the same property conveyed to 901 Dalbrook Partners, LLC a Tennessee Limited Liability Company, by deed of record in Instrument No. 20170816-0084109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 901 Dalebrook Lane, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 12th day of November, 2019.

901 Dalebrook Partners, LLC, a Tennessee Limited Liability Company

By: _____
Scott Patrick Warner, Secretary

State of Tennessee
County of Davidson

before me the undersigned a Notary Public in and for the state of County aforesaid, personally appeared Scott Patrick Warner with whom i am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of 901 Dalebrook Partners, LLC a Tennessee Limited Liability Company and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Dalebrook Partners, LLC a Tennessee Limited Liability Company by himself/herself as Secretary.

WITNESS my hand and seal this 12th day of November, 2019.

_____
Notary Public
My Commission Expires: _____

File No.: 14069

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020