WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-22-23

JOHN GEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-20-2610

(AFFI) Karen Johnson Davidson County
Batch# 373773 DEEDWARR
03/17/2020 03:04:52 PM 2 pgs
Fees: $13.00 Taxes: $2,375.40

20200317-0029648

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)
Jones Enterprise, LLC	**New Owner**	
(NAME)	(NAME)	**092-02-0-095.00**
3911 Augusta Drive	**3911 Augusta Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37207**	
(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, **FAIRFIELD MISSIONARY BAPTIST CHURCH, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONES ENTERPRISE, LLC, A TENNESSEE 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:

Land consisting of two tracts of land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Long and Ashworth's Subdivision of Lot No. 35 in Boyd McNairy's Addition, of record in Plat Book 57, Page 87, and Lot No. 35 on the Plan of O.H. Menees' Subdivision, of record in Plat Book 57, Page 89, Register's Office for Davidson County, Tennessee, and more particularly described as follows according to the survey of A & A Engineers, Inc., dated as follows:

Beginning at an iron rod in the Northern right-of-way margin of Jefferson Street, said iron rod being 200.9 feet, more or less, West of the West right-of-way margin of 26th Avenue North; thence along the Northern right-of-way margin of Jefferson Street South 85 degrees 33 minutes West 115.33 feet to a chiseled spot in concrete; thence leaving said right-of-way North 3 degrees 21 minutes 42 degrees West 165.42 feet to an iron rod in the Southern right-of-way margin of Beasley Street; thence North 85 degrees 32 minutes 40 seconds East 116.00 feet to a railroad spike; thence South 3 degrees 07 minutes 47 seconds East 165.45 feet to the point of beginning said tract containing 0.44 acres, more or less.

Being the same property conveyed to Fairfield Missionary Baptist Church, a Tennessee not-for-profit corporation by Warranty Deed from Paul W. Harper and wife, Thelma M. Harper, of record in Instrument No. 20150902-0089472, Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on September 02, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 87 and Plat Book 57, Page 89, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2610 Jefferson Street, 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 13th DAY OF MARCH, 2020.

Fairfield Missionary Baptist Church, a Tennessee not-for-profit corporation

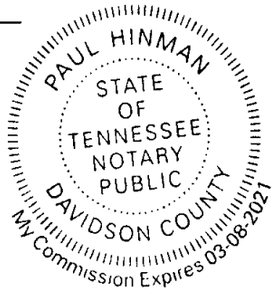
BY: William J. Pierce
William Pierce
Signing Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM PIERCE, 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 SIGNING OFFICER of FAIRFIELD MISSIONARY BAPTIST CHURCH, A TENNESSEE NOT-FOR-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 SIGNING OFFICER.

Witness my hand and official seal, this the 13th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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