THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32949-1 / Box #14

Karen Johnson Davidson County
Batch# 391504 DEEDWARRSP
04/24/2020 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20200424-0043365

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Resonate Church ATTN: Shane England 107 Woodruff Street Madison, TN 37115	New Owner	04216018800

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sheila Mathias** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Resonate Church Nashville, Inc., a Tennessee nonprofit corporation** (hereinafter collectively referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

LAND in Davidson County, Tennessee, being the northerly 200 feet of Lot No. 31 and Lot No. 32 on the Plan of the Douglas Levine Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Sheila B. Mathias by Deed dated March 5th, 1987, from Juanita B. Howell, Executrix, under the Will of Cleora B. Howell, deceased, of record in Book 7159, Page 640, Register's Office for Davidson County, Tennessee, and further conveyed to Thomas Mathias by Quitclaim Deed dated March 14th, 2000, from Sheila B. Mathias and husband, Thomas Mathias and Melanie Moore, Trustee, of record in Instrument No. 200003220029206, said Register's Office. The said Thomas Mathias, also known as Thomas Renich Mathias, died on September 7th, 2011. The said property was devised to Sheila Mathias by Order of Probate for Muniment of Title to Real Estate, of record in Probate No. 12P-20, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Instrument No. 20120111-0002939, said Register's Office.

THIS is improved property known as 107 Woodruff Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that she is lawfully seized in fee and possessed of the Real Estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of April, 2020.

Sheila Mathias

Sheila Mathias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheila Mathias, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22 day of April, 2020.

Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this
22 day of April, 2020.

Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 04216018800. Taxes have been prorated between the parties as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan, of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

