Name and Address of New Owner:
Jubilee World, Inc.
53941 Emerson Avenue
St. Louis, MO 63120

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-20030360

Map and Parcel: 142-00-0-228.00

Karen Johnson Davidson County
Batch# 394772 DEEDWARR
05/04/2020 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20200504-0046184

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Olivet University**, a California nonprofit corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jubilee World, Inc.**, a California nonprofit corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Bellevue Center, Section 3, as shown by plan of record in Book 5200, Page 103, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olivet University, a California non-profit corporation by Special Warranty Deed from The River at Music City of record in Instrument No. 20140102-0000550 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 2, 2014.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Page 103, Restrictions of record in Book 5205, Page 123; Subject to easement for 25' perpetual ingress and egress in Book 6035, Page 278; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 141 Belle Forest Circle, Nashville, TN 37221

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 24 day of April, 2020.

Olivet University

× BY: _____
Ginturn Nathanael Tran, Chairman of the
Board of Trustees

State of California

County of Riverside

Personally appeared before me, a notary public in and for the state and county aforementioned, Ginturn Nathanael Tran, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chairman of the Board of Trustees of Olivet University and that he as such Chairman of the Board of Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chairman of the Board of Trustees. (Ginturn Nathanael Tran)

Witness my hand and seal this 24th of April, 2020.

ROCHEL AMOG
COMM. # 2183815
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 17, 2021

_____
Notary Public
My Commission Expires: 03/17/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00.

× _____ Affiant Signature

Subscribed and sworn to before me, this 24th day of April, 2020.

_____
Notary Public
My Commission Expires: 03/17/2021

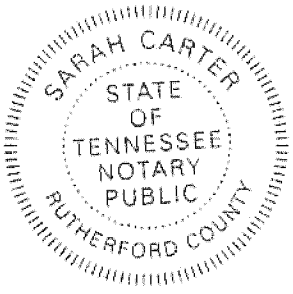
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00.

Affiant Signature

Subscribed and sworn to before me, this 27 day of April, 2020.

Notary Public
My Commission Expires: 5-23-23



True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught, 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: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY