THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 429786 DEEDWARR
07/01/2020 01:19:51 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20200701-0071379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Estepp, LLC.	owner	MAP 091-11-0
4913 Indiana Avenue		PARCEL -069.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Elders and Trustees of the 49th Avenue Church of Christ**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Estepp, LLC, a Tennessee Limited Liability Company**

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:

Tract I:

Being Lot No. 801 of Block 133, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said Lot No. 801 fronts 35 feet on the Northerly side of Illinois Avenue and runs back between parallel lines, with the Westerly margin of 49th Avenue North, 150 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 803 and the Easterly 15 feet of Lot No. 805, Bock No. 133, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to 49th Avenue Church of Christ by Quitclaim deed from Johnny Buchanan, as Trustee and Elder for and on behalf of the 49th Avenue Church of Christ of record in Instrument No. 20131213-0126407 Register's Office for Davidson County, Tennessee, dated December 04, 2013 and recorded on December 13, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4902 Illinois Avenue, Nashville, TN 37209.**

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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hand this the 30th day of June, 2020.

49th Avenue Church of Christ

BY: _____
Johnny Buchanan, Elder and Trustee

_____
Grady E. Brown, Elder and Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Johnny Buchanan and Grady E. Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Elders and Trustees of the maker, **49th Avenue Church of Christ**, and are authorized by the maker to execute this instrument on behalf of the maker as such Trustees and Elders.

Witness my hand and seal this the 30th day of June, 2020.

My Commission expires May 3, 2021

_____
Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

May 3, 2021