Karen Johnson Davidson County
Batch# 909372 DEEDWARRSP
08/29/2022 12:45:47 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20220829-0097275

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Inspiritus, Inc. 1622 Rosa L. Parks Blvd. Nashville, TN 37208	SAME	081-12-0-321.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand and 00/100 Dollars ($500,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SOUTHEASTERN SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, a North Carolina nonprofit corporation ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto by INSPIRITUS, INC., a Georgia nonprofit corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1622 Rosa L. Parks Boulevard, Nashville, Tennessee 37208. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth hereinabove, it is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

THE SALE AND CONVEYANCE OF THE SUBJECT PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH

RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE SUBJECT PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, to be effective as of the 25th day of August, 2022.

GRANTOR:

SOUTHEASTERN SYNOD OF THE
EVANGELICAL LUTHERAN CHURCH
IN AMERICA

By: _____
Kevin L. Strickland, Bishop

STATE OF GEORGIA)
:
COUNTY OF Fulton)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kevin L. Strickland, whose name as Bishop of the Southeastern Synod of the Evangelical Lutheran Church in America, a North Carolina nonprofit corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 24th day of August, 2022.

_____
Notary Public

[NOTARIAL SEAL]

JESSICA SORRENTI NOTARY PUBLIC MY COMMISSION EXPIRES 6/20/2025 PAULDING COUNTY, GEORGIA

My commission expires: 6/20/2025

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Thousand and 00/100 Dollars ($500,000.00).

Amy Hankins
AFFIANT

Sworn to and subscribed before me, this 25th day of August, 2022.

Nanette Hoover
Notary Public

My Commission Expires: 9/25/2024

NANETTE HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

Parcel One:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 133 and 135 in the North Nashville Real Estate Company's Addition, as of record in Book 21, page 105, Register's Office for said County. Said Lot Nos. 133 and 135 front together 100 feet on the easterly side of 8th Avenue North, and run back between parallel lines, with the southerly margin of Garfield Street, 160 feet to an alley.

Being the same property conveyed to ST. PAUL'S EVANGELICAL LUTHERAN CHURCH, A CORPORATION, by deed from LIZZIE GORDON WHITE HOOD, of record in Book 982, page 115, dated October 24, 1935, said Register's Office. Being further conveyed to SOUTHEASTERN SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, A NORTH CAROLINA CORPORATION, by quitclaim deed from ST. PAUL'S EVANGELICAL LUTHERAN CHURCH, A CORPORATION, of record in Instrument No. 20171214-0127516, said Register's Office.

Parcel Two:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 129 and 131 on the plan of North Nashville Real Estate Company's Addition, as of record in Book 21, page 105, Register's Office for said County. Said Lot Nos. 129 and 131 front together 100 feet on the easterly side of Eighth Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to ST. PAUL'S EVANGELICAL LUTHERAN CHURCH, A CORPORATION, by deed from LIZZIE GORDON WHITE HOOD, of record in Book 1198, page 120, dated June 5, 1941, said Register's Office. Being further conveyed to SOUTHEASTERN SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, A NORTH CAROLINA CORPORATION, by quitclaim deed from ST. PAUL'S EVANGELICAL LUTHERAN CHURCH, A CORPORATION, of record in Instrument No. 20171214-0127516, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Book 21, page 105, said Register's Office.

5. Rights and claims of parties in possession.