Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120051750 DEEDWARR
Recvd: 07/13/12 11:24 2 pgs
Fees:13.00 Taxes:260.85

20120713-0061745

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2012

Notary Public:

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
MTLC Properties, LLC	NEW OWNER	Parcel ID:
95 Glenrose Ave.		11902009700
Nashville, TN 37210		

FOR AND IN 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

Cane Ridge Free Will Baptist Church, f/k/a Woodbine Free Will Baptist Church, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

MTLC Properties, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly right of way of Glenrose Avenue, width varies, said point being located South 76 deg. 16 min. 38 sec. East 300.71 feet from the intersection of the southerly right of way of Glenrose Avenue and the easterly right of way of Foster Avenue, said point also being located at Northing: 653.027.05; Easting, 1.749.573.75; on the State Plane Coordinate System;

Thence with the southerly right of way line of Glenrose Avenue, South 76 deg. 16 min. 38 sec. East 201.90 feet to a point.

Thence leaving the southerly right of way line of Glenrose Avenue, with a line through the property of Woodbine Free Will Baptist Church, Inc. as of record in Deed Book 9142, Page 890, at the Register's Office for Davidson County, Tennessee, South 05 deg. 27 min. 55 sec. West 130.45 feet to an existing right of way monument in the northerly right of way line of Interstate 440;

Thence with the northerly right of way line of Interstate 440, North 88 deg. 36 min. 21 sec. West, 150.58 feet to a point;

Thence leaving the northerly right of way line of Interstate 440, with a line through the property of Woodbine Free Will Baptist Church, Inc. for the following two calls:

1) North 74 deg. 59 min. 54 sec West, 50.25 feet to a point;
2) North 05 deg. 27 min 00 sec East 161.81 feet to the point of beginning, containing 30,084 square feet or 0.691 acres more or less

BEING the same property conveyed to Woodbine Free Will Baptist Church, Inc. by Quitclaim Deed from The Trustees of the Woodbine Free Will Baptist Church, of record in Book 9142, Page 890, dated November 4, 1993, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 95 Glenrose Ave., Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

GRANTEES, 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 hand this 10th day of July, 2012.

Cane Ridge Free Will Baptist Church

BY: _____
Gary Austin, Chairman of the Trustee Board

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Austin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chairman of the Trustee Board respectively of the Cane Ridge Free Will Baptist Church the within named bargainer, and that he/she as such Chairman of the Trustee Board being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Gary Austin as such Chairman of the Trustee Board.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2012.

My Commission Expires: 11/7/12 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.