BILL GARRETT, Davidson County
Trans: T20120067408 DEEDWARR
Recvd: 09/07/12 14:54 2 pgs
Fees: 13.00 Taxes: 414.40

20120907-0081434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-CM-12-7673

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cross Point Community Church (NAME)	**Cross Point Community Church** (NAME)	
4301 Charlotte Avenue (ADDRESS)	**4301 Charlotte Avenue** (ADDRESS)	**141-99.00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37209** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DIANE M. PRINCE, TRUSTEE OF THE GARY R. PRINCE REVOCABLE TRUST DATED 1/31/01**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **CROSS POINT COMMUNITY CHURCH**, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, P.U.D. BOUNDARY PLAT AND SUBDIVISION PLAT, GALLERIES AT BELLEVUE, RESUBDIVISION OF LOTS 3 AND 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 534, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARY R. PRINCE, TRUSTEE OF THE GARY R. PRINCE REVOCABLE TRUST DATED 1/31/01 BY WARRANTY DEED FROM GEORGE DEZEVALLOS, RECORDED ON THE 19TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070619-0073025, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. GARY R. PRINCE HAVING SINCE DIED AND DIANE M. PRINCE IS THE CURRENT TRUSTEE OF THE GARY R. PRINCE REVOCABLE TRUST DATED 1/31/01.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING INSTRUMENTS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE:

1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF P.U.D. BOUNDARY PLAT AND SUBDIVISION PLAT, GALLERIES AT BELLEVUE, RESUBDIVISION OF LOTS 3 AND 4, AS RECORDED IN PLAT BOOK 7900, PAGE 534

2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED IN BOOK 8399, PAGE 90.

3) EASEMENT FOR JOINT ACCESS AND UTILITIES, RECORDED IN BOOK 8293, PAGE 3, AMENDED IN BOOK 8323, PAGE 82 AND BOOK 9005, PAGE 233.

4) EASEMENT TO TENNESSEE VALLEY AUTHORITY, RECORDED IN BOOK 4285, PAGE 16 AND BOOK 4314, PAGE 112.

5) EASEMENT FOR TRANSMISSION LINES, RECORDED IN BOOK 2249, PAGE 83 AND BOOK 4278, PAGE 545.

6) EASEMENT FOR SEWER LINES, RECORDED IN BOOK 6673, PAGE 43, BOOK 6673, PAGE 45 AND BOOK 6673, PAGE 47.

7) EASEMENT FOR PUBLIC UTILITIES RECORDED IN BOOK 6424, PAGE 134, BOOK 6424, PAGE 130 AND BOOK 6673, PAGE 43.

8) EASEMENT SET OUT IN DEED RECORDED IN BOOK 7854, PAGE 610.

9) AMENDMENT TO ACCESSWAY AGREEMENT RECORDED IN BOOK 8323, PAGE 100.

10) RECIPROCAL EASEMENTS AND OPERATION AGREEMENT RECORDED IN BOOK 8323, PAGE 183, BOOK 8394, PAGE 993, BOOK 9214, PAGE 962, BOOK 9720, PAGE 53 AND BOOK 9005, PAGE 237.

11) DEVELOPMENT AGREEMENT RECORDED IN BOOK 8323, PAGE 234 AND BOOK 8617, PAGE 890.

12) MEMORANDUM OF AGREEMENT RECORDED IN BOOK 8395, PAGE 6.

13) GROUND LEASE AND DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN BOOK 8323, PAGE 111.

14) RECIPROCAL EASEMENT, MAINTENANCE, INDEMNITY AND RESTRICTION AGREEMENT RECORDED IN BOOK 9214, PAGE 985.

This is
(X) unimproved
( ) improved
property known as 7673 Highway 70 South Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEE that the Gary R. Prince Revocable Trust dated 1/31/01 is 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 I do further covenant and bind the Gary R. Prince Revocable Trust dated 1/31/01 its heirs, beneficiaries, successors, and representatives, 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 my/our hand(s) this 4 day of September 2012.

Gary R. Prince Revocable Trust

Diane M. Prince, Trustee

STATE OF CA
COUNTY OF Orang.

On this the 4TH day of September 2012, before me personally appeared Diane M. Prince, Trustee of the Gary R. Prince Revocable Trust dated 1/31/01, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4TH day of September 2012.

Notary Public

My Commission Expires:
12-9-15

DENISE C. LODATO
Commission # 1960188
Notary Public - California
Orange County
My Comm. Expires Dec 9, 2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212