BILL GARRETT, Davidson County
Trans:T20130094377 DEEDWARR
Recvd: 11/05/13 09:11 2 pgs
Fees:13.00 Taxes:1295.00
20131105-0114605

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

Notary Public
MY COMMISSION EXPIRES: 9/11/2014
File No. G13-7833D

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anchor Property Holdings, LLC (NAME)	New Owner SAME (NAME)	31-68
7435 Old Hickory Blvd. (STREET ADDRESS)	3108 Blevins Rd (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Whites Creek TN 37189 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nashville Bible Church, formerly Charity Baptist Church**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anchor Property Holdings, 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:

Beginning at a concrete monument (old), in the northerly margin of Old Hickory Boulevard, the southeast corner of a tract of land which belongs to Ellis P. Jakes, having a deed reference in Deed Book 7801, page 352, RODCT, the southwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Ellis P. Jakes, as follows:

N11°03'50"W, 294.07 feet to an iron pin (new); thence, N 35°51'10"W, 399.80 feet to an iron pin (new); thence S, 77°22'03" W, 32.46 feet to an iron pin (old), a common corner of said tract of land which belongs to Ellis P. Jakes, and a tract of land which belongs to Jeffrey Glenn Morland, having a deed reference in Instrument No. 20020221-0021976, RODCT, and also a tract of land which belongs to Steven A. Benefield, having a deed reference in Instrument No. 20060727-0091042, RODCT; thence with the boundary of said tract of land which belongs to Steven A. Benefield, as follows:
N 11°03'56" W, 940.68 feet to an iron pin (old); thence, N 88°15'02"W, 326.95 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Steven A. Benefield, in the easterly boundary of a tract of land which belongs to James Anthony Conway, having a deed reference in Instrument No. 20050830-0103833, ROCDT; thence N 02°16'13" E, passing a common corner of said tract of land which belongs to James Anthony Conway, and a tract of land which belongs to Kylee Ervin, having a deed reference in Instrument No. 20050830-00103835, RODCT, and continuing in all, 495.91 feet to a pipe (old), the northeast corner of said tract of land which belongs to Kylee Ervin, in the southerly boundary of a tract of land which belongs to Kylee Ervin, having a deed reference in Instrument No. 20050830-00103835, RODCT; thence with the boundary of said second mentioned tract of land belonging to Kylee Ervin, and continuing, as follows:
S 87°51'26" E, 384.88 feet to a 34" maple tree; thence, N 83°19'23" E, 309.77 feet to an iron pin (old), in the westerly right-of-way of Interstate 24, the southeast corner of said second mentioned tract of land which belongs to Kylee Ervin; thence with the westerly right-of-way of said Interstate 24, and continuing, as follows: S 43°53'05"E, 226.23 feet to a highway concrete monument (old); thence, S 56°07'49" E, 205.00 feet to a highway concrete monument (old); thence, S 44°04'01" E, 500.21 feet to an iron pin (old); thence, S 51°20'04" E, 123.63 feet to a highway concrete monument (old), in the westerly right-of-

way of Interstate 24, the northeast corner of a tract of land which belongs to William S. Yeaman, Jr., having a deed reference in Instrument No. 20070521-0060616, RODCT; thence, S 89°54'20" W, passing a common corner of said tract of land which belongs to William S. Yeaman, Jr. and a tract of land which belongs to Peggy G. Schroeder, having a deed reference in Deed Book 9831, page 842, RODCT, and continuing in all, 255.93 feet to a pipe (old), the northwest corner of said tract of land which belongs to Peggy G. Schroeder; thence, S 03°48'51" W, 1301.62 feet to an iron pin (new), in the northerly margin of Old Hickory Boulevard, the southwest corner of said tract of land which belongs to Peggy G. Schroeder; thence with the margin of said Old Hickory Boulevard, as follows: S 82°54'34" W, 157.63 feet to an iron pin (new); thence, S 81°26'23" W, 156.58 feet, to the point of beginning, containing 34.81 acres as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc. 4779 Highway 41 North, Springfield, TN 37172, dated May 20, 2011.

BEING the same property conveyed to Charity Baptist Church from James Scott and Pearlie B. Scott, husband and wife, by Deed dated September 16, 2011, as Instrument No. 20110923-0073778, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Warranty Deeds to the State of Tennessee as recorded in Book 4522, page 551, Book 5007, page 302, and Book 5011, page 554, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/or storm drainage as recorded in Book 7993, page 259, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7435 Old Hickory Blvd., Whites Creek, TN 37189.

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. Whenever 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 30th day of October, 2013.

NASHVILLE BIBLE CHURCH, FORMERLY
CHARITY BAPTIST CHURCH

By: _____
Robert Meoak, Elder/Member

October 30, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert Meoak, Elder/Member for Nashville Bible Church, formerly Charity Baptist Church, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Elder/Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2013.

My Commission Expires: _____

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066