BILL GARRETT, Davidson County
Trans:T20140093300 DEEDWARRSP
Recvd: 12/12/14 16:30 5 pgs
Fees:28.00 Taxes:12130.82
20141212-0114163

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17th Floor, 150 Third Avenue South
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,278,600.00.

Eric W. Crafton
AFFIANT

Subscribed and sworn to before me, this 12 day of December, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 3, 2015

Address new owner as follows:
J. Thomas Holland, II et al
2209 Crestmoor, Suite 110
Nashville, TN 37215

Send Tax Bills to:
SAME

Map-Parcel Numbers
11400011900
11400012400

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AGAPE FELLOWSHIP CHURCH,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J. THOMAS HOLLAND, II, ERIC**

W. CRAFTON AND ROY SHANEBERG, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in the 22nd Council District of Davidson County, Tennessee, being lands conveyed to Agape Fellowship Church, by Warranty Deed on January 8th, 1982, of record in Deed Book 5839, Page 34 and by Warranty Deed on December 30th, 1982, of record in Deed Book 5985, Page 922, both in the Register's Office for Davidson County, Tennessee, and is more particularly described as follows:

Commencing at a broken concrete monument, said monument being the south westerly corner of lands owned by Daniel Oakley, of record in Instrument Number 20120815-0073111, of record in said Register's Office, thence in a south easterly direction along Oakley and Charlotte Pike's margin, an approximate distance of 80 feet to an iron rod set with a Dale and Associates cap, said rod being the northwesterly corner of the lands herein described and the point of beginning;

thence leaving said margin and continuing along Oakley's line, South 63 degrees 27 minutes 33 seconds East, a distance of 48.95 feet to an iron rod set;

thence continuing with Oakley, North 89 degrees 35 minutes 51 seconds East, a distance of 138.96 feet to a point near an old fence post;

thence leaving Oakley and with the line of John W. Hite, III., of record in Instrument Number 20041216-0149742, in said Register's Office, South 81 degrees 29 minutes 21 seconds East, a distance of 92.01 feet to an iron pin found;

thence leaving Hite and with Wattenbarger's and Crabtree's lines, of record in Deed Book 6665, Page 190 and Deed Book 4539, Page 467, both in said Register's Office, South 83 degrees 58 minutes 42 seconds East a distance of 341.70 feet to an iron rod set;

thence continuing with Crabtree, North 04 degrees 46 minutes 59 seconds West, a distance of 145.72 feet to a point, said point being the south westerly corner of lands owned by Contract Properties, Inc., of record in Instrument Number 20071205-0141116 in said Register's Office;

thence South 84 degrees 43 minutes 33 seconds East, passing a leaning ½ inch iron rod found leaning at 1.26 feet, a total distance of 270.95 feet to an iron rod found;

thence continuing with Contract Properties, Inc., South 86 degrees 30 minutes 58 seconds East, a distance of 236.24 feet to an iron rod set along the margin of Old Hickory Boulevard;

thence leaving the line of Contract Properties and with said margin, South 03 degrees 58 minutes 31 seconds East a distance of 148.37 feet to the north easterly corner of lands owned by Audrey Foxall Sutton, of record in Deed Book 2633, Page 569 in said Register's Office;

thence leaving said margin and with the line of Sutton, North 85 degrees 13 minutes 34 seconds West, a distance of 225.25 feet to an iron rod set;
thence continuing with Sutton and then C.L. Sutton, of record in Deed Book 2738, Page 257 in said Register's Office, South 12 degrees 03 minutes 26 seconds East, a distance of 354.96 feet to an iron rod set;

thence continuing with C.L. Sutton and then Tracey and Bethaney Harbin, of record in Instrument Number 20031201-0172382, South 49 degrees 18 minutes 46 seconds East, passing an iron rod found at 23.00 feet, a total distance of 36.00 feet to an iron rod set;

thence continuing with Harbin, South 16 degrees 56 minutes 29 seconds East a distance of 194.23 feet to an uncapped 5/8 inch rod, said rod being the south westerly corner of the Harbin tract and a point along the margin of Interstate 40;

thence leaving the Harbin tract and with the margin of Interstate 40, South 40 degrees 56 minutes 16 seconds West, passing a concrete Right-of-Way monument at 1015.56 feet, a total distance of 1018.49 feet to a fence corner;

thence leaving said margin and with the line of Tanifum, of record in Instrument Number 20050606-0063758 in said Register's Office, North 83 degrees 37 minutes 14 seconds West and along an old fence line, a distance of 591.83 feet to an iron rod found in concrete, said rod being the south westerly corner of the subdivision of William Gower Lands, of record in Plat Book 4060, Page 137 in said Register's Office;

thence North 07 degrees 46 minutes 48 seconds East, a distance of 632.62 feet to an iron rod found with an Alley and Associates cap, said rod being the south westerly corner of lands owned by Yakabow, M.D. and Hillview Church of Christ, Trustees, of record in Deed Book 10302, Page 166, and Deed Book 4027, Page 719, in said Register's Office;

thence continuing with Hillview Church of Christ, Trustees, North 10 degrees 35 minutes 02 seconds East a distance of 579.00 feet to an iron rod set near a 30" Elm;

thence continuing with the Hillview Church of Christ Trustees and then the margin of Charlotte Pike, North 04 degrees 35 minutes 02 seconds East, a distance of 158.27 feet to the point of beginning, having an area of 1,331,114.257 square feet or 30.558 acres, more or less, of land.

The tract herein described is based on an unrecorded survey titled "West Plan" of parcels 119 and 124 on Tax Map 114, prepared by Dale and Associates on October 21, 2014 (Job Number 14240) and is also comprised of a portion of the land conveyed to Thomas H. Hows and Wife, Beulah H. Hows, in Deed Book 562, page 214 and land conveyed to William M. Judd and Wife, Mary Cross Judd, in Deed Book 5968, Page 263, both in said Register's Office.

Being part of the same property conveyed to Trustees of Agape Fellowship Church by deed dated January 8, 1982, from Thomas W. Carl, Executor of the estate of Beulah McPherson Howe, of record in Book 5839, page 34, Register's Office for Davidson County, Tennessee and from William M. Judd and wife, Mary Cross Judd of record in Book 5985, page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Easement for sewer line of record in Book 7142, page 550, Register's Office for Davidson County, Tennessee.

3. Easement for public utilities of record in Book 7142, page 457, Register's Office for Davidson County, Tennessee.

4. Lack of direct access to and from Interstate 40.

5. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as 7461 Charlotte Pike, 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 Grantees, their heirs and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially 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 claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this _____ day of December, 2014.

AGAPE FELLOWSHIP CHURCH

By: _____ Pastor

David McCullough, Pastor

587067.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID MCCULLOUGH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Pastor, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of December, 2014.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

587067.1/200736