BILL GARRETT, Davidson County
Trans:T20150004325 DEEDWARR
Recvd: 01/16/15 16:10 2 pgs
Fees:13.00 Taxes:8140.00

20150116-0005047

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of January, 2015.<br><br>Notary Public<br><br>My commission expires 7-3-17 |

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| RePublic High School, LLC | | |
| 3307 Brick Church Pike | NEW OWNER | 0501002600 |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PROJECT REFLECT, INC., A TENNESSEE NON-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REPUBLIC HIGH SCHOOL, LLC, A TENNESSEE NOT-FOR-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF BRICK CHURCH PIKE, SAID ROD BEING THE NORTHWEST CORNER OF THE BROOKS MEMORIAL UNITED METHODIST CHURCH (BOOK 6504. PAGE 693 R.O D.C., TN,) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID EASTERLY MARGIN N 01°03'03" E 439.71 FEET TO A CONCRETE MONUMENT (OLD) AT THE R.O.W. RETURN OF MASONWOOD DRIVE; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N 52°09'49" E 35.86 FEET FOR A LENGTH OF 39.98 FEET TO A CONCRETE MONUMENT (OLD) ON THE SOUTHERLY MARGIN OF SAID MASONWOOD DRIVE; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE RIGHT WITH A RADIUS OF 29045.71 AND A CHORD BEARING AND DISTANCE OF S 88°13'00" E 287.59 FEET FOR A LENGTH OF 287.59 FEET TO A CONCRETE MONUMENT (OLD) ON THE SOUTHERLY MARGIN OF SAID MASONWOOD DRIVE; THENCE CONTINUING WITH SAID SOUTHERLY MARGIN S 87°56'07" E 321.44 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHWEST CORNER OF LOT I OF ACADEMY HEIGHTS SUBDIVISION (BOOK 6200, PAGE 319 R.O.D C., TN.); THENCE WITH THE WESTERLY LINE OF SAID LOT 1 S 02°03'48" W 149.90 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WITH THE SOUTHERLY LINE OF LOTS 1 THROUGH 8 OF SAID ACADEMY HEIGHTS SUBDIVISION S 87°55'57" E 591.93 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF LOT 742 OF SECTION FOUR, PARKWOOD ESTATES (BOOK 3300, PAGES 79-80 R.O.D.C , TN.); THENCE WITH THE WESTERLY LINE OF SAID LOT 742 AND WITH LOT 741 OF SAID PARKWOOD ESTATES S 23°51'34" W 203.10 FEET TO AN IRON ROD (OLD) AT THE MOST NORTHERLY CORNER OF LOT 739 OF SAID PARKWOOD ESTATES; THENCE WITH THE NORTHERLY LINE OF LOT 739 AND WITH LOTS 73 8, 737 AND 736 OF SAID PARKWOOD ESTATES S 55°48'27" W 209.92 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF SAID LOT 736; THENCE WITH THE NORTHERLY LINE OF

SAID LOT 736 AND LOTS 735,734,733 AND 732 OF SAID PARKWOOD ESTATES S 69°20'27" W 369.40 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAID LOT 732', THENCE WITH THE NORTHERLY LINE OF LOT 731 OF SAID PARKWOOD ESTATES S 6I°38'Z7" W 73.84 FEET TO A IRON ROD (OLD) IN THE NORTHERLY LINE OF SAID LOT 731; THENCE CONTINUING WITH THE NORTHERLY LINE OF SAID LOT 731 AND WITH LOT 730 S 83°19'43" W (PASSING THE NORTHWEST CORNER OF SAID LOT 730 AND THE NORTHEASTERLY TERMINUS OF DOVERSIDE DRIVE AT 119.00 FEET) FOR A TOTAL DISTANCE OF 151.65 FEET TO AN IRON ROD (OLD) IN THE EASTERLY LINE OF SAID BROOKS MEMORIAL UNITED METHODIST CHURCH LAND AND AT THE NORTHWESTERLY TERMINUS OF SAID DOVERSIDE DRIVE; THENCE WITH SAID CHURCH LAND N 01°29'00" E 205.01 FEET TO A IRON ROD (OLD); THENCE N 88"22'50" W 419.65 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Project Reflect, Inc., a Tennessee Corporation by deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc. of record in Instrument No. 20030630-0089879 Register's Office for Davidson County, Tennessee, dated June 25, 2003 and recorded on June 30, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3307 Brick Church Pike, Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2015.

Project Reflect, Inc., a Tennessee non-profit corporation

By: _____

Name: Samuel H. Howard

Title: Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel H. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Project Reflect, Inc., a Tennessee non-profit corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2015.

_____
Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017