BILL GARRETT, Davidson County
Trans:T20150052706 DEEDWARR
Recvd: 06/30/15 15:36 6 pgs
Fees:32.00 Taxes:0.00
20150630-0063290

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said government d/b/a Nashville Electric Service 1214 Church Street Nashville, Tennessee 37246	same	08700010000

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hermitage Church of God,** a Tennessee not for profit corporation, and **the Trustees of Hermitage Church of God,** hereinafter collectively called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **the Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said government d/b/a Nashville Electric Service**, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is unimproved property known as 4316 Central Pike, Hermitage, Davidson County, Tennessee.

For the same consideration, GRANTOR hereby transfers and conveys to GRANTEE, its successors and assigns, all of Grantor's right, title and interest in and to the 50' Overhead Power Line and Access Easement estate described in attached **EXHIBIT B**, for the purposes of granting to GRANTEE the perpetual right to enter and to construct, maintain, repair and rebuild distribution lines, transmission lines, conductors, transformers, related equipment and conduits.

TO HAVE and to HOLD the said tract of land and easement estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT C.

GRANTOR further covenants and binds themselves, their heirs, representatives and assigns to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this 30th day of June, 2015.

Hermitage Church of God

By: _____
Jerry L. Holt, Vice-Chairman

Trustees of Hermitage Church of God

By: _____
Jerry L. Holt, Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Jerry L. Holt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Vice Chairman of Hermitage Church of God, a Tennessee not for profit corporation, and the Chairman of the Board of Trustees of Hermitage Church of God, the within named bargainor, and acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the not for profit corporation by signing his name as Vice Chairman and Chairman of the Board of Trustees.

WITNESS my hand and seal, at office in Nashville, Tennessee, the 30th day of June, 2015.

Ginger M. Fox
Notary Public

My Commission Expires:

03-08-16

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

No tax is due on this transfer pursuant to T.C.A. § 67-4-409(f).

Affiant, attorney for NES

Sworn to and subscribed before me this 30th day of June, 2015.

Ginger M. Fox
Notary Public

My Commission Expires:

03-08-16

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION – FEE PARCEL

HERMITAGE CHURCH OF GOD TO NES

Being a certain tract or parcel of land lying and being in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and identified as a portion of Metro PID Nos. 08700010000 & 08700010200 and being a portion of the Hermitage Church of God property recorded as Instrument Numbers 200704120043696 & 200205100057944, R.O.D.C.T., and being more particularly described as follows:

Beginning at ½" Rebar (N) w/ Thornton Cap in a fence line in the south right-of-way of State Route 265 - Central Pike, this being the northeast corner of the Lane property (9499/654), and being the northwest corner of the property described herein, and the original northwest parent tract corner; thence leaving Lane and the fence and with the aforementioned right-of-way for two calls: with a curve turning to the left
having an arc length of 9.59' and a radius of 966.48' (chord bearing of N 75°04'07" E, chord length of 9.59') to a ½" Rebar (N) w/ Thornton Cap; N 74°47'03" E a distance of 65.69' to a ½" Rebar (N) w/ Thornton Cap, this being the northwest corner of the remaining lands of Hermitage Church of God (200704120043696 {Tracts 1&2} & 200205100057944 {Tract 3}) and the northeast corner of the property described herein; thence leaving the south right-of-way of Central Pike and severing the lands of Hermitage Church of God for three calls: S 06°11'05" W a distance of 357.05' to a ½" Rebar (N) w/ Thornton Cap; S 08°38'15" W a distance of 272.14' to a ½" Rebar (N) w/ Thornton Cap; S 77°08'11" E a distance of 358.69' to a ½" Rebar (N) w/ Thornton Cap in the west line of other lands of Hermitage Church of God (200205100057944{Tract 2}); thence with other lands of Hermitage Church of God
S 08°36'07" W a distance of 465.70' to a ½" Rebar (O) w no cap in a fence, this being the southwest corner of other lands of Hermitage Church of God and the southeast corner of the property described herein in the north line of other lands of Hermitage Church of God (200004280042275); thence leaving other lands of Hermitage Church of God and with other lands of Hermitage Church of God (200004280042275) and generally with a fence N 82°45'46" W a distance of 194.29' to a ½" Rebar (O) w/ no cap, this being the northwest corner of other lands of Hermitage Church of God and the northeast corner of Howard (10948/695 & 8250/960); thence leaving other lands of Hermitage Church of God and with Howard and generally with a fence N 83°38'17" W a distance of 224.86' to a ½" Rebar (O) w/ no cap at a fence corner, this being the southeast corner of Lane and the southwest corner of the property described herein; thence leaving Howard and with Lane and generally with a fence the following courses and distances:
N 07°23'38" E a distance of 823.44' to a Fence Post Recovered; S 74°25'11" E a distance of 26.64' to a Fence Post Recovered; N 02°44'56" E a distance of 56.66' to a Fence Post Recovered; N 81°31'34" W a distance of 8.60' to a ½" Rebar (N) w/ Thornton Cap; N 10°14'00" E a distance of 151.20' to a Fence Post Recovered; N 07°04'53" W a distance of 79.75' to the Point of Beginning containing 247,674 square feet or 5.69 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, TN 37115, T&A Project #14-1751, dated 20 December 2014 with a last revision date of 23 March 2015.

EXHIBIT B

LEGAL DESCRIPTION – EASEMENT PARCEL

HERMITAGE CHURCH OF GOD TO NES
50' OVERHEAD POWER LINE AND ACCESS EASEMENT

Being a 50' Overhead Power Line Easement lying and being in the 19th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and encumbering the Hermitage Church of God property recorded as Instrument Number 200004280042275, R.O.D.C.T., identified as Metro PID No. 09800000400 and being more particularly described as follows:

Beginning at a ½" Rebar (O) with no cap near a fence corner, this being the northeast corner of Howard (10948/695), a common corner of other lands of Hermitage Church of God (200704120043696 & 200205100057944), and the northwest corner of the easement described herein; thence leaving Howard and generally with a fence and other lands of Hermitage Church of God (200205100057944), S 82°45'46" E a distance of 194.29' to a ½" Rebar (O) with no cap, this being a common corner of other lands of Hermitage Church of God; thence generally with a fence and other lands of Hermitage Church of God (200205100057944 & 200004280042275) and Jackson (6001, 498), S 82°09'47" E a distance of 747.36' to a 5/8" Rebar (O) with no cap, this being the southeast corner of Jackson and the southwest corner of Gordon (201405150041910); thence leaving Jackson and with Gordon and continuing generally with a fence S 81°41'24" E a distance of 672.95' to a Concrete Right-Of-Way Monument (O) in the west right-of-way of Earhart Road, this being the northeast corner of the easement conveyed herein, reference a Concrete Right-Of-Way Monument (O) in the west right-of-way of Earhart Road at S 89°09'01" E a distance of 12.60', and being the southeast corner of Gordon; thence leaving Gordon and the fence and with the aforementioned right-of-way S 07°25'54" W a distance of 50.01' to a point, this being the southeast corner of the easement conveyed herein, reference a Concrete Right-Of-Way Monument (O) in the west right-of-way of Earhart Road at S 07°25'54" W a distance of 122.18', this being the southeast corner of Hermitage Church of God (200004280042275); thence leaving the west right-of-way of Earhart Road and through the lands of Hermitage Church of God for three calls: N 81°41'24" W a distance of 673.51'; N 82°09'47" W a distance of 746.89'; N 82°45'46" W a distance of 196.47' to a point, this being the southwest corner of the easement conveyed herein in the east line of Howard; thence with Howard N 10°01'57" E a distance of 50.06' to the Point of Beginning containing 80,787 square feet or 1.86 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, TN 37115, T&A Project #14-1751, dated 20 December 2014 with a last revision date of 23 March 2015.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes and assessments for the years 2015 and subsequent years, not yet due and payable.

2. Grant of Transmission Line Easement of record in Book 1174, page 694, Register's Office for Davidson County, Tennessee.

3. Easements as granted by Warranty Deed of record in Book 3285, page 421, Register's Office for Davidson County, Tennessee.

4. Dedication of Subsurface Sewage Disposal Easement of record in Instrument No. 200205290065051, Register's Office for Davidson County, Tennessee.