WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/15 15:36 3 pgs
Fees:18.00 Taxes:736.30
20150922-0096451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Green Trails, LLC	Green Trails, LLC	069-00-0-084.00 069-00-0-111.00 069-00-0-085.00 069-00-0-112.00
(NAME) 2925 Berry Hill Drive	(NAME) 2925 Berry Hill Drive	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jackson Street Missionary Baptist Church,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Green Trails, LLC,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WHITES CREEK, SAID POINT BEING ON THE SOUTHERLY MARGIN OF HYDES FERRY PIKE (TENNESSEE STATE HIGHWAY 12), SAID POINT BEING ALSO 40 FEET FROM THE CENTER LINE OF HYDES FERRY PIKE; THENCE WITH THE ORIGINAL CATO BOUNDARY LINE, WITH THE MEANDERS OF THE CENTER LINE OF WHITE CREEK DOWNSTREAM, IN A SOUTHERLY AND WESTERLY DIRECTION A DISTANCE OF 1515 FEET, MORE OR LESS, TO AN IRON PIN; THENCE LEAVING SAID CREEK, NORTH 4° 16' WEST A DISTANCE OF 461.1 FEET TO A POINT; THENCE NORTH 26° 26' EAST A DISTANCE OF 860.3 FEET TO A POINT ON THE SOUTHERLY MARGIN OF HYDES FERRY PIKE, SAID POINT BEING 40 FEET FROM THE CENTER OF SAID PIKE; THENCE IN A SOUTHEASTERLY DIRECTION AND WITH THE SAID SOUTHERLY MARGIN AROUND A 6326.2 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 792.57 FEET TO A WITNESS IRON PIN; THENCE CONTINUING IN THE SAME DIRECTION AND WITH THE SAME CURVE A DISTANCE OF 80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 15.6 ACRES, MORE OR LESS. INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THE ACREAGE ARE 1.7 ACRES MORE OR LESS IN A 100-FOOT RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE LOCATED ON THE SOUTHERLY SIDE OF HYDES FERRY PIKE AND BEING PART OF THE PROPERTY CONVEYED TO H. H. CHITWOOD TRUSTEE AS RECORDED IN BOOK 4100, PAGE 355 AND BOOK 5112, PAGE 129 IN THE REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE SOUTHERN MARGIN OF HYDES FERRY PIKE, SAID PIN ALSO BEING 872.37 FEET NORTHWEST OF THE CENTERLINE OF WHITES CREEK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE F. A. HAILEY PROPERTY; THENCE LEAVING SAID RIGHT-OF-WAY S32° 30' 25" W 857.22 FEET TO AN IRON PIN; THENCE N82° 27' W 347.21 FEET TO AN IRON PIN; THENCE N 32° 30' 25" E 1014.19 FEET TO AN IRON PIN IN THE SOUTHERN RIGHT-OF-WAY MARGIN OF HYDES FERRY PIKE; THENCE WITH THE CHORD OF A CURVE HAVING A RADIUS OF 6326.2 FEET ANT) AN INTERIOR ANGLE OF 2° 51' 78" S 55° 35' 18" E 314.96 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 6.77 ACRES MORE OR LESS. INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE ACREAGE AND THIS CONVEYANCE ARE 0.72 ACRES MORE OR LESSIN THE 100 FEET RIGHT- OF- WAY OF THE FOLLOWING ILLINOIS CENTRAL GULF RAILROAD. BEING THE SAME PROPERTY CONVEYED TO JACKSON STREET MISSIONARY BAPTIST CHURCH BY QUITCLAIM DEED FROM FRANCES A. HAILEY OF RECORD AS INSTRUMENT NO. 20070621-0074132 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to JACKSON STREET MISSIONARY BAPTIST CHURCH, by deed from FRANCES A. HAILEY, A SINGLE PERSON of record as Instrument No. 20070621-0074132, said Register's Office.

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. 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.

Executed by my hand this 18th Day of September 2015.

SELLER:
Jackson Street Missionary Baptist Church

Allen Shannon, Trustee

JoAnne H. Harris, Trustee

Rufus Bronaugh, Trustee

Jasmine Baynham, Trustee

Pamela Kirkpatrick, Trustee

Evelyn S. Means, Trustee

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Allen Shannon, JoAnne H. Harris, Rufus Bronaugh, Jasmine Baynham, Pamela Kirkpatrick and Evelyn S. Means as Trustees of Jackson Street Missionary, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Trustees.

Witness my hand and Official Seal this 18 Day of Sept. 2015.

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: MAR 08 2016

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)