SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083823 DEEDWARRSP
Recvd: 10/02/15 08:28 2 pgs
Fees:13.00 Taxes:2867.50
20151002-0100191

JOHN G. LEAVELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

J-JG-15-219

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brick Church Realty, LLC	**New Owner**	
(NAME)	(NAME)	**43-13-9.00**
2422 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **OVERSTREET OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRICK CHURCH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD 925 FEET, MORE OR LESS, EAST OF GALLATIN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF KENTUCKY-TENNESSEE CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, S 82 DEGREES 27' 57" W. 208.64 FEET TO A POINT; THENCE, LEAVING OLD HICKORY BOULEVARD WITH THE NORTHERLY MARGIN OF A 12-FOOT ALLEY CREATED BY METROPOLITAN NASHVILLE COUNCIL BILL NO. 74-1107, AND A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 15 DEGREES 09' 17", A RADIUS OF 403.26 FEET AND A CHORD OF N 70 DEGREES 40' 12" W. 106.35 FEET FOR AN ARC LENGTH OF 106.66 FEET TO A POINT; THENCE, N 63 DEGREES 05' 33" W. 11.31 FEET TO A POINT; THENCE, LEAVING SAID ALLEY WITH THE EAST LINE OF HOWARD C. SUTTON OF RECORD IN DEED BOOK 5056, PAGE 775, R.O.D.C., N 09 DEGREES 03' 00" E. 180.50 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF STATE ROUTE 45; THENCE, WITH SAID MARGIN, N 53 DEGREES 31' 22" E. 70.96 FEET TO A CONCRETE MONUMENT; THENCE, N 61 DEGREES 42'08" E. 93.82 FEET TO A CONCRETE MONUMENT; THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 6 DEGREES 31' 13", A RADIUS OF 1041.74 FEET AND A CHORD OF N 62 DEGREES 40' 53" E. 118.49 FEET FOR AN ARC LENGTH OF 118.55 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, WITH THE WEST LINE OF SEVENTH DAY ADVENTIST PROPERTY, S 07 DEGREES 32' 03" E. 335.16 FEET TO THE POINT OF BEGINNING, CONTAINING 79,636 SQUARE FEET OR 1.83 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO OVERSTREET OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM VBTC, LLC, AN IDAHO LIMITED LIABILITY COMPANY, RECORDED ON THE 15TH DAY OF JULY, 2013 IN INSTRUMENT NO. 20130715-0072849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE RECORDED IN BOOK 8766, PAGE 411.; SAID REGISTER'S OFFICE; B) 2015 COUNTY PROPERTY & PERSONALTY TAXES; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved

property known as **219 E. Old Hickory Blvd., Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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.

Witness my/our hand(s) this 30th day of September, 2015.

Overstreet of Tennessee, LLC, a Tennessee limited liability company

Overstreet, LLC, a Florida limited liability company

BY: _____
Art Kimbrough, Managing Member

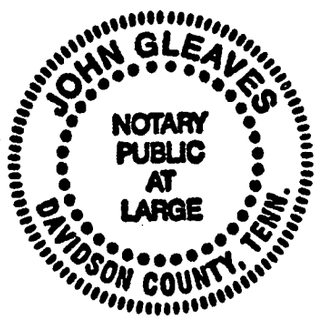
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Art Kimbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Member of Overstreet, LLC, Member of Overstreet of Tennessee, LLC, the within named bargainor(s), and that he as such Managing Member of Overstreet of Tennessee, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Overstreet, LLC, Managing Member of Overstreet of Tennessee, LLC by himself as Managing Member.

Witness my hand and official seal, this the 30th day of September, 2015.

_____
Notary Public

My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212