BILL GARRETT, Davidson County
Trans:T20150107322 DEEDWARR
Recvd: 12/21/15 09:25 6 pgs
Fees:33.00 Taxes:4440.00
20151221-0128029

This Instrument Prepared By:
David Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Rice Property Management, LLC c/o Christian C. Rice, Jr. 5214 Maryland Way, Suite 200 Brentwood, TN 37027-5071	Rice Property Management, LLC c/o Christian C. Rice, Jr. 5214 Maryland Way, Suite 200 Brentwood, TN 37027-5071	Portion of 08216016600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of December, 2015.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

For and in the consideration of the sum of One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00), the receipt and sufficiency of which are hereby acknowledged, Leigh Binkley and Pete Barnett, being all of the trustees, and Rev. David L. Weeks, Jr., as the Pastor of Five Points Fellowship, Inc., a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Rice Property Management, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 2 of the "Resubdivision of Lots 36 to 46 Payne's Addition to Edgefield now East Nashville and Part of Lots 101 & 102 Barrow's Addition to Edgefield now East Nashville and the Southerly Part of Alley 286".

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEARS ON THE FOLLOWING PAGES]

Witness our hands this 18th day of December, 2015.

FIVE POINTS FELLOWSHIP, INC., a Tennessee non-profit corporation

By: _____
Leigh Binkley, Trustee

By: _____
Pete Barnett, Trustee

By: _____
Rev. David L. Weeks, Jr., Pastor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Leigh Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of Five Points Fellowship, Inc., the within named bargainor, a Tennessee non-profit corporation, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 6-21-16

JESSICA RAE MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Pete Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of Five Points Fellowship, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 6-21-16

JESSICA RAE MAYBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

(Additional Notary Block appears on next page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared the Rev. David L. Weeks, Jr., 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 Pastor of Five Points Fellowship, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as such Pastor executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Pastor.

Witness my hand and seal, at Office in Nashville, Tennessee, this 18th day of December, 2015.

Notary Public

My Commission Expires: 6-21-16

JESSICA RAE MAYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A

PROPERTY DESCRIPTION

Located in the 6th Council District of Nashville, Davidson County, Tennessee, and being Lot 2 of the "Resubdivision of Lots 36 to 46 Payne's Addition to Edgefield now East Nashville Book 21, Page 70 R.O.D.C., TN and Part of Lots 101 & 102 Barrows Addition to Edgefield now East Nashville Plan Book 1, Page 13 Chancery Court at Nashville and the Southerly Part of Alley 286 Closed by Metro Council Ordinance 64-259", as the same is depicted on a plat of record in Instrument No. 20151210-0124449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to East Nashville Free Will Baptist Church, Inc., by deed of record in Book 3810, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Five Points Fellowship, Inc., by deed of record in Book * , page ___, Register's Office for Davidson County, Tennessee.

* 20151221-0128028

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Ordinance of record in Bill No. 64-259.

3. All matters shown on the Plan of record in Instrument No. 20151210-0124449, Register's Office for Davidson County, Tennessee.