SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150108791 DEEDWARRSP
Recvd: 12/28/15 09:25 3 pgs
Fees: 18.00 Taxes: 925.00

20151228-0129592

27564

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 18TH DAY OF DECEMBER, 2015.

(Affix Seal) Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 21, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyler Hall Mathews and Megan Ashley Mathews	New Owner	Map/Parcel
109 Broadway		08500005500
Old Hickory, TN 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONELSON CHRISTIAN ACADEMY, INC., A TENNESSEE NOT FOR PROFIT CORPORATION, A/K/A DONELSON CHRISTIAN ACADEMY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto TYLER HALL MATHEWS AND WIFE, MEGAN ASHLEY MATHEWS, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Exhibit A attached hereto

This conveyance is subject to the following:

1. Davidson County and City of Nashville taxes for the year 2016 are a lien against said property, but are not yet due and payable. GRANTEES will be responsible for payment of said taxes when they become due and payable. Map/Parcel 08500005500.
2. Sewer Easement of record in Book 4819, Page 866 and Book 10167, Page 486, in the Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 5001, Page 93, Book 5848, Page 105 and 7152, Page 788, in the Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewers, Storm Drainage, Water Mains, Force Mains and Appurtenances of record in Instrument Number 20010606-0059482, in the Register's Office for Davidson County, Tennessee.
5. Slope and Temporary Construction Easement of record in Instrument Number 20030131-0013616, in the Register's Office for Davidson County, Tennessee.
6. Drainage Easements of record in Book 9857, Page 77, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 10005, Page 243, and Book 10005, Page 246, in the Register's Office for Davidson County, Tennessee.
8. Right of First Refusal of record in Book 6662, Page 257, in the Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 7453, Page 522, Book 8162, Page 884, and Book 8162, Page 889, in the Register's Office for Davidson County, Tennessee.
10. Easement and Agreement of record in Book 7855, Page 642, in the Register's Office for Davidson County, Tennessee.
11. Overhead Line Easement of record in Book 5848, Page 105, in the Register's Office for Davidson County, Tennessee.
12. Subject to all matters shown on the Plats of record in Plat Book 6250, Page 934, Book 6200, Page 926, Book 9700, Page 526, and Instrument No. 20010606-0059240, Register's Office for Davidson County, Tennessee.
13. Subject to the ROW of Stones River Greenway as shown of record in Instrument Number 20010606-0059346, in the Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 2326 Jackson Downs Boulevard, Nashville, Tennessee 37214-2372

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise..

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 hand this 18th day of December, 2015:

Donelson Christian Academy, Inc., a Tennessee non-profit corporation

BY: Keith M. S ; Headmaster
Keith M. Singer, Headmaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith M. Singer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Headmaster (or other officer authorized to execute the instrument) of Donelson Christian Academy, Inc., the within named bargainor, a Tennessee non-profit corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Headmaster (or other authorized officer).

Witness my hand at office this 18th day of December, 2015:

DOUGLAS S. HARRIS
STATE OF TENNESSEE NOTARY
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:
My commission expires: JANUARY 21, 2018

EXHIBIT A

Being a portion of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located between the easterly right-of-way line of Jackson Downs Boulevard and the westerly bank of the Stones River, being a part of the land owned by Mathews Partners, Inc., Deed Book 9350, Page 190, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Jackson Downs Boulevard, 461.33 feet south of the southeasterly intersection of the right-of-way lines of Jackson Downs Boulevard and Lebanon Pike as measured along said easterly right-of-way line of Jackson Downs Boulevard;

THENCE, leaving said right-of-way line along a curve to the right 495.49 feet to a point, said curve having a central angle of 21' 20' 13", a radius of 1330.53 feet, a tangent of 250.65 feet, and a chord of S 01 deg. 36' 37" E, 492.63 feet;

THENCE, S 80 deg. 56' 31" E, 701.17 feet to a point on the westerly bank of the Stones River;
THENCE, with said westerly bank of the Stones River the following calls:

S 03 deg. 38' 00" W, 219.77 feet to a point; S 12 deg. 48' 00" W, 250.00 feet to a point; S 23 deg. 36' 35" W, 150.00 feet to a point; S 28 deg. 38' 00" W, 350.05 feet to a point; S 42 deg. 10' 00" W, 212.10 feet to a point;
THENCE, leaving said westerly bank of Stones River the following calls;

N 37 deg. 30' 00" W, 122.00 feet to a point; S 52 deg. 30' 00" W, 250.00 feet to a point; N 37 deg. 30' 00" W, 400.00 feet to a point; S 52 deg. 30' 00" W, 150.00 feet to a point; N 37 deg. 30' 00" W, 219.00 feet to a point to the easterly right-of-way line of Jackson Downs Boulevard;

THENCE, with said right-of-way line the following calls:

Along a curve to the left 144.66 feet to a point, said curve having a central angle of 19 deg. 16' 31", a radius of 430.00 feet, a tangent of 73.02 feet, and a chord of N 25 deg. 46' 05" E, 143.98 feet;

N 16 deg. 07' 50" E, 189.97 feet to a point; Along a curve to the right 91.95 feet to a point, said curve having a central angle of 14 deg. 14' 17", a radius of 370.00 feet, a tangent of 46.21 feet, and a chord of N23 deg. 14' 58" E, 91.71 feet;

N 30 deg. 22' 07" E, 550.05 feet to a point; Along a curve to the left 468.93 feet to the point of beginning, said curve having a central angle of 42 deg. 38' 50", a radius of 630.00 feet, a tangent of 245.93 feet, and a chord of N 09 deg. 02' 42" E, 458.18 feet.

Containing 1,004,115 square feet or 23.05 acres, more or less.

LESS and Except that portion of the above described property conveyed to John J. Kuczma, Jr., in Instrument No. 20010521-0052394, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Donelson Christian Academy by quitclaim deed from Mathews Partners, Inc. of record in Book 10696, page 201 Register's Office for Davidson County, Tennessee, dated 11/25/1997 and recorded on 11/25/1997. (Value or consideration as shown in aforementioned deed $0.) Being also known as 2326 Jackson Downs Boulevard Nashville, TN 372142372.

KMS