BILL GARRETT, Davidson County
Trans:T20150109254 DEEDWARRSP
Recvd: 12/28/15 15:48 7 pgs
Fees:38.00 Taxes:7400.00
20151228-0130225

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
G. G. Waggoner, Jr. 1307 Lebanon Pike Nashville, TN 37210	New Owner	094-00-0-171.00 094-00-0-069.00 094-00-0-072.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VICTORY FELLOWSHIP OF TENNESSEE, INC.**, a Tennessee nonprofit corporation ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **G.G. WAGGONER, JR.**, a married man (herein "Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is [i] unimproved property known as 1301 Lebanon Pike, Nashville, Davidson County, Tennessee 37210; [ii] improved property known as 1307 Lebanon Pike, Nashville, Davidson County, Tennessee 37210; and [iii] improved property known as 1309 Lebanon Pike, Nashville, Davidson County, Tennessee 37210. The addresses are believed to be accurate but such addresses are not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments and 2015 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 28th day of December, 2015.

GRANTOR:

VICTORY FELLOWSHIP OF TENNESSEE, INC.

By: _____
Brian McRay, Director

By: _____
William N. McRay, President and Director

By: _____
Linda S. McRay, Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared BRIAN McRAY, 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 Director of VICTORY FELLOWSHIP OF TENNESSEE, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the nonprofit corporation as such Director.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of December, 2015.

_____
Notary Public

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared WILLIAM N. McRAY, 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 President and Director of VICTORY FELLOWSHIP OF TENNESSEE, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the nonprofit corporation as such President and Director.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of December, 2015.

Andrea P. Perry

Notary Public

My Commission Expires: 3/8/2016



STATE OF TENNESSEE

COUNTY OF DAVIDSON

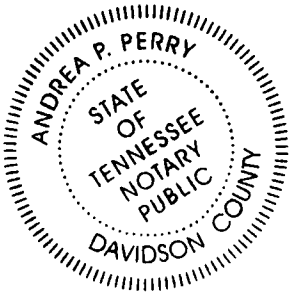
Before me, a Notary Public of the state and county mentioned, personally appeared LINDA S. McRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Director of VICTORY FELLOWSHIP OF TENNESSEE, INC., the within named bargainor, a Tennessee nonprofit corporation, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the nonprofit corporation as such Director.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of December, 2015.

Andrea P. Perry

Notary Public

My Commission Expires: 3/8/2016



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $2,000,000.00.

Jeffrey Clark
AFFIANT Agent

Subscribed and sworn to before me, this 23 day of December, 2015.

Robin L. Tickle
Notary Public

ROBIN L. TICKLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

12/6/18
MY COMMISSION EXPIRES: DECEMBER 6, 2018

EXHIBIT A
LEGAL DESCRIPTION

Tract I

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the Sara B. Campbell Lands, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southerly margin of Lebanon Pike, said point being the north-west corner of the James D. Hicks and Della B. Hicks property recorded in Deed Book 1556, page 227, R.O.D.C., Tennessee; thence, 10 deg. 45 min. 26 sec. W, a distance of 157.71 feet to a point; thence, S 79 deg. 14 min. 34 sec. E, a distance of 199.14 feet to a point; thence, S 10 deg. 52 min. 28 sec. W, a distance of 104.95 feet to a point; thence, N 84 deg. 10 min. 12 sec. E, a distance of 335.01 feet to a point; thence, S 07 deg. 27 min. 03 sec. W, a distance of 84.92 feet to a point; thence, N 79 deg. 42 min. 47 sec. E, a distance of 403.87 feet to a point; thence, S 05 deg. 27 min. 33 sec. W, a distance of 57.28 feet to a point; thence, S 05 deg. 27 min. 33 sec. W, a distance of 15.00 feet to a point; thence, S 07 deg. 12 min. 33 sec. W, a distance of 108.40 feet to a point; thence, S 12 deg. 21 min. 24 sec. W, a distance of 439.10 feet to a point; thence, S 88 deg. 28 min. 54 sec. W, a distance of 200.00 feet to a point; thence, N 88 deg. 05 min. 08 sec. W, a distance of 100.90 feet to a point; thence, S 73 deg. 03 min. 57 sec W, a distance of 121.35 feet to a point; thence, N 87 deg. 06 min. 58 W, a distance of 91.10 feet to a point; thence, N 53 deg. 02 min. 47 sec. W, a distance of 190.42 feet to a point; thence N 33 deg. 23 min. 06 sec. W, a distance of 190.00 feet to a point; thence, N 89 deg. 43 min. 07 sec. W, a distance of 19.80 feet to a point; thence, N 42 deg. 33 min. 07 sec. W, a distance of 58.00 feet to a point; thence, S 78 deg. 26 min. 53 sec. W, a distance of 22.00 feet to a point; thence, N 60 deg. 13 min. 07 sec. W, a distance of 74.32 feet to a point; thence, N 10 deg. 45 min. 26 sec. E, a distance of 579.56 feet to a point situated in the southerly margin of Lebanon Pike; thence, around a curve to the left having a central angle of 02 deg. 29 min. 57 sec., a radius of 1146.28 feet, a length of 50.00 feet to the point of beginning and containing 12.58 acres of land, more or less.

BEING the same property conveyed to VICTORY FELLOWSHIP OF TENNESSEE, INC. by Warranty Deed from THOMAS W. BEASLEY AND WIFE, SANDRA JANELLE BEASLEY, dated September 7, 1985, and recorded in Book 6665, page 84, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20150316-0022531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II

A tract of land in the Third Civil District, Davidson County, Tennessee, and being shown on a plat dated April 21, 1948, by W. W. Turner Co. and on a boundary survey dated March 25, 1960, by Turner Engineering Company and being more particularly described as follows:

This description is being prepared from the above mentioned plat and boundary survey and begins at a corner post in the southerly right-of-way of Lebanon Pike, 35 feet south of the centerline of said Pike and being 2,166 feet, more or less, east along said right of way from the entrance of Mount Olivet Cemetery and proceeding as follows:

1. With the southerly right of way of Lebanon Pike in an easterly direction with a curve to the left, said curve being a 3 deg. 30' curve, a distance of 200 feet to an iron pin, said line passing through an iron pin

at a distance of 20.1 feet; thence,

2. Leaving said right of way, S 11 deg. 00 min. W. a distance of 194.6 feet to an iron pin; thence,

3. N 79 deg. 10 min. W, a distance of 199.5 feet to an iron pin, said line passing through an iron pin at a distance of 179.5 feet; thence,

4 N 10 deg. 50 min. E, a distance of 155.0 feet to the point of beginning.

BEING the same property conveyed to VICTORY FELLOWSHIP OF TENNESSEE, INC., A TENNESSEE CORPORATION, by Deed from JAMES D. HICKS AND WIFE, DELLA B. HICKS, dated December 27, 1984, and recorded in Book 6459, page 304, said Register's Office.

Tract III

LAND in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, October 1, 1954, as follows:

Beginning on the southerly margin of Lebanon Pike at the northwest corner of the property conveyed to Cletus Ball and wife, by deed from Francis C. Wallace and wife, of record in Book 2395, page 617, Register's Office for said County; thence with said Ball's westerly boundary line, S 9 deg. 37 min. E 300 feet, more or less, to a point in the northern boundary line of the property conveyed to Donelson Recreation Center, Inc., by deed from Frances C. Wallace and wife, of record in Book 2394, page 433, said Register's Office; thence with said line, S 82 deg. 03 min. W 194.3 feet to said Donelson Recreation Center, Inc.'s northwest corner, being a point in Hick's eastern boundary line; thence with said Hick's eastern boundary line, N 8 deg. 50 min. E 300 feet to the southerly margin of said Pike; thence with the same, N 80 deg. 30 min. E 89.3 feet and N 77 deg. 42 min. E 10.7 feet to the beginning.

BEING the same property conveyed to VICTORY FELLOWSHIP OF TENNESSEE, INC. by Warranty Deed from WILLIAM M. ELLIS AND JOSEPH D. JOHNSON, EXECUTOR OF THE ESTATE OF WILLIAM T. JENNINGS, dated April 1, 1986, and recorded in Book 6822, page 543, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2015, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5435, page 209, said Register's Office. (Tract I)

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5357, page 334, said Register's Office. (Tract III)