THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016233** J ANDERSON NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. JAnderson Affiant Subscribed and sworn to before me, this 29th day of February, 2016. JAnderson Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Amy Hunt and Cameron Hunt 1227 Bainbridge Dr Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08314002900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trustess of Lockeland Baptist Church** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Amy Hunt and Cameron Hunt, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 16 feet 8 inches of Lot No. 19 and the Westerly 41 feet 8 inches of Lot No. 20 on the Plan of the subdivision of part of Lindsley's Chadwell Tract, as of record in Plan Book 2, Page 24, Chancery Court at Nashville, said parts of lots Nos. 19 and 20 front together 58 feet 4 inches on the Southerly side of Holly formerly Chadwell Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joe McClellan, J. L. Bradbury and W. C. Patterson, Trustees of Lockeland Baptist Church by Warranty Deed from R. L. Vantrease and wife, Vallie H. Vantrease, recorded on the 14th day of May, 1969 in Deed Book 4333, Page 6, in the Register's Office of Davidson County, Tennessee. Robert C. Dahlgren, William H. Caruthers, Jr. and Dennis Butler having since been named Trustees of Lockeland Baptist Church on September 18, 2013. See Minutes for Business Meeting attached as Exhibit A. The congregation of Lockeland Baptist Church having authorized Robert C. Dahlgren or William C. Caruthers, Jr. as Authorized Trustess of Lockeland Baptist Church. See Action of the Members attached as Exhibit B. See also Affidavit Regarding Lockeland Baptist Church attached as Exhibit C.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

BILL GARRETT, Davidson County
Trans:T20160016673 DEEDWARR
Recvd: 03/01/16 10:10 6 pgs
Fees:33.00 Taxes:925.00
20160301-0019333

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plan Book 2, Page(s) 24, Chancery Court at Nashville.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1606 HOLLY ST Nashville TN 37206-1919

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2016.

Lockeland Baptist Church

William H. Caruthers Jr. Trustee

By: William H. Caruthers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Caruthers, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of Lockeland Baptist Church the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of February, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT A

Minutes for Business Meeting, Wednesday, January 27, 2016
Dr. Terry called the meeting to order.

Minutes, Reports, and Old Business—Redacted

The attached Resolution affirming current Trustees was read.. The three Trustees were elected at the regular business meeting on September 18, 2013. It was decided that Deacons and Trustees would not rotate as long as Lockeland was in transition, looking for what the future might hold, and a new normal established. This Resolution simply affirms that Robert C. Dahlgren, William H. Caruthers, Jr., and Dennis Butler are duly elected Trustees of LBC, and have the authority to act on behalf of the church regarding the sale of 1606 Holly Street, in accordance with the Constitution and By-Laws of the Church.

Motion to confirm—Bobby Joe Vaughn
2nd—Tiffany Coursey
The vote in favor of this Resolution was unaminous.

Other New Business—Redacted

Meeting was adjourned.

Benediction by Dr. Gwaltney

After the Benediction, all members present signed the Resolution.
Those attending Sunday morning, who were not here tonight, will also be asked to sign in affirmation.

Submitted by

Marie H. Patterson
Marie Patterson, Church Clerk

EXHIBIT B

ACTION OF THE MEMBERS
OF
Lockeland Baptist Church
an Unincorporated Church
Taken by Written Consent

The undersigned, being all of the Members of Lockeland Baptist Church, take the following action by their unanimous written consent:

RESOLVED, that the Members of the Church wish to ratify all of the terms and conditions of a certain Contract of Sale executed on January 6, 2016 by the Church, between the Church as "Seller" and Cameron and Amy Hunt as "Buyers", for the sale of property located at 1606 Holly Street, Nashville, TN 37206, Davidson County, Tennessee, more particularly described on the attached Exhibit "A" (the "Property") as the same may have been supplemented and amended; and

FURTHER RESOLVED, that the members of the Church held a regular Church meeting on January 27, 2016 and confirmed Robert C. Dahlgren, William H. Caruthers, Jr., and Dennis Butler to be the Trustees of Lockland Baptist Church as elected in September, 2013.

FURTHER RESOLVED, that Robert C. Dahlgren OR William H. Caruthers, Jr., as the Authorized Trustees of the Church and acting on behalf of the Church, are hereby authorized and directed to execute any and all contracts, deeds, bills of sale, agreements, assignments, settlement statements, and any other such documents and to take such other action on behalf of the Church as they deems appropriate in connection with the sale of said Property.

WITNESS, the consent of the Members of the Church, by their signatures, indicate their affirmative vote for adopting of the resolution set forth herein, effective the 27th day of January, 2016.

Marie Bowers
Virginia Baker
Lucille Vaughn
Tiffany Coursey
Pearl
Reba Ingram
Marie H. Patterson
Mavis Terry
Dennis R. Butler
Ray McFarlin
William H. Caruthers Jr.
Michael Carey
Robert C. Dahlgren
Baley Joe Vaughn
Betty Swift
Elizabeth Baggett
Kathy Baggett
Virginia Ingram
Norma Haney
J. R. Wells
Tim Boggs
Bettie Turner
Minnie Caruthers

EXHIBIT C

AFFIDAVIT REGARDING
LOCKELAND BAPTIST CHURCH,
AN UNINCORPORATED CHURCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Terry C. Terry ("Affiant") being by me first duly sworn, deposes and says that:

1. Affiant is the (pastor or secretary) of Lockdand Baptist Church, an unincorporated church (the "Church").

2. This affidavit is given in connection with a (conveyance or mortgage) from the Trustees of the church to Cameron and Amy Hunt of the following described real property ("the Church Property"):

Land in Davidson County, Tennessee, being the Easterly 16 feet 8 inches of Lot No. 19 and the Westerly 41 feet 8 inches of Lot No. 20 on the Plan of the subdivision of part of Lindsley's Chadwell Tract, as of record in Plan Book 2, Page 24, Chancery Court at Nashville, said parts of lots Nos. 19 and 20 front together 58 feet 4 inches on the Southerly side of Holly formerly Chadwell Street, and run back between parallel lines 160 feet to an alley.

3. As of the date of this affidavit, the following individuals are all of the trustees of the Church and duly authorized to execute the above referenced instrument: Robert C. Dahlgren, William H. Carruthers, and Dennis Butler.

4. Any rules of the Church relating to the conveyance or mortgaging, as applicable, of the Church Property have been complied with in full.

Terry C. Terry
(Signature)
Terry C. Terry
(Print Affiant's Name)

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Terry C. Terry (name of officer), (official capacity of officer), (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that such person

executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of January, 2016.

Teri S Brown

Notary Public

My Commission Expires: 7-3-2017

TERI S. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017