Box 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160028033 DEEDWARRSP
Recvd: 04/06/16 14:22 3 pgs
Fees: 18.00 Taxes: 2035.00
20160406-0033095

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on April 5, 2016.

NOTARY PUBLIC

My commission expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28329SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
McGowan Investments, Inc. 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	186-004

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Life Community Church, a Tennessee not-for-profit religious corporation, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto McGowan Investments, Inc., a Tennessee corporation, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod situated in the northerly margin of Old Burkitt Road, said point also being the southeast comer of the J.H. & Virginia Hancock property of record in Book 2336, Page 458, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, N 27deg 19' 04" E, a distance of 1631.59 feet to an iron rod;

Thence, S 84 deg 47' 20" E, a distance of 604.40 feet to an iron rod;

Thence S 05 deg 45' 44" W, a distance of 644.97 feet to an iron rod;

Thence, S 50 deg 37' 52" W, a distance of 1284.66 feet to an iron rod situated in the northerly margin of Old Burkitt Road;

Thence, along said road, along a curve to the left, having a central angle of 42 deg 44' 51", a radius of 128.12 feet, a tangent of 50.14 feet, a length of 95.59 feet, and having a chord which bears N 63 deg 13' 46" W, a distance of 93.39 feet to an iron rod;

Thence, along said road, N 84 deg 36' 11" W, a distance of 210.35 feet to the point of beginning and containing 990,916.873 square feet or 22.748 acres of land.

Being the same property conveyed to Life Community Church, a Tennessee not-for-profit religious corporation by Deed from T. J. Brent and M. D. Brent of record in Instrument No. 20050914-0110751, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee. Any rollback taxes if assessed shall be paid by Grantee.
2. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. Application for Greenbelt Assessment-Agricultural of record in Book 8865, page 35, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as unimproved property located at 7224 Old Burkitt Road, Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEE that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or 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 our hand on April 5, 2016.

Life Community Church, a Tennessee not-for-profit religious corporation

By: _____

John J. Watson, Senior Pastor & Elder

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John T. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Senior Pastor & Elder of Life Community Church, a Tennessee not-for-profit religious corporation, the within named bargainor, and that he as such Senior Pastor & Elder executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Pastor and Elder.

Witness my hand, at office, on April 5, 2016.

Notary Public

