STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR	
Recvd: 04/14/16 08:20	4 pgs
Fees:23.00 Taxes:6290.00	
20160414-0035566	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2016.

Notary Public
MY COMMISSION EXPIRES: 01-06-2020
File No. G16-4406D



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Victory Church of Nashville, Inc. (NAME)	Same (NAME)	026-13-0-015.00
705 Rivergate Parkway (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Millersville Assembly of God, Inc. N/K/A Living To Go Church, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Victory Church of Nashville, Inc.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the Second Civil District, City of Goodlettsville, Davidson County, Tennessee, being generally located west of Two Mile Parkway and east of Interstate 65; and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly margin of Two Mile Parkway at the southeast corner of Shell Oil Company of record in Book 4070, Page 330, R.O.D.C. TN; thence,

With said west margin of Two Mile Parkway S 19 deg. 03 min. 48 sec. E 12.19 feet to a point; thence,
Leaving said west margin of Two Mile Parkway with a curve to the right 60.50 feet to a point; said curve having a radius of 40.00 feet, a central angle 86 deg. 39 min. 07 sec., tangent 37.73, and chord bearing and distance of S24 deg. 15 min. 43 sec. W 54.89 feet; thence,
S 67 deg. 35 min. 18 sec. W 399.25 feet to a point, thence,
N 19 deg. 03 min. 50 sec. W 481.83 feet to an iron pin set on the east margin of Interstate 65; thence,
With the easterly margin of Interstate 65 N 37 deg. 40 min. 29 sec. E 323.15 feet to an existing iron pin; thence,
With the westerly boundary of Mahesh Patel of record in Book 9767, page 157, R.C.D.C. TN. S 19 deg. 05 min. 44 sec. E 393.59 feet to an existing concrete monument; thence,
S 18 deg. 44 min 19 sec., E 199.61 feet to an existing railroad spike; thence,
N 67 deg. 39 min. 24 sec. E 167.21 feet to the point of beginning.
Containing 159.985 square feet or 3.67 acres more or less.

BEING the same property conveyed to Millersville Assembly of God, Inc., a Tennessee Corporation from First Southern Financial Services, Inc. formerly know as Eskhardt Realty Corporation Trustee for the JD Rivergate Land Trust, by Warranty Deed dated February 19, 2002, as Instrument No. 20020221-0022218, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5050, page 7, Register's Office for Davidson County, Tennessee.

2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

3. 20-ft. utility and drainage easement running along the eastern line of lots Nos. 1 and 2 and along the northwestern line of lot no. 2.

4. 20-ft. utility and drainage easement running along the northern line of reserve parcel B and extending across the southern portion of lot No. 2. Said easement widening across said lot no. 2.

5. A 20-ft. utility and drainage easement running across the southern portion of lot no. 1.

6. A 20-ft. drainage easement running from the southeastern corner of lot no. 1 and extending out and across in a northern direction across lot no. 1 and dividing into two easements extending across lot no. 2 and no. 4.

7. A 50-ft. utility and right of way for street and access easement commencing at the western margin of Two Mile Parkway and extending across the property in a southwesterly direction and as conveyed by Hardaway Construction Company, a partnership composed of L.H. Hardaway, Jr., to the Town of Goodlettsville, Tennessee, and more particularly described of record in Book 5183, page 21, said Register's office.

8. The Plan of record in Book 5190, page 183, said Register's Office, and also shown on survey prepared by James W. Harrison, dated August 28, 1978, as follows:

A 10-ft. minimum building setback line from northern margin of the 50 foot access easement on lot no. 4.

A 20-ft. minimum building setback line from the western lines of lot no. 4.

A 20-ft. utility and drainage easement along the eastern, northern and western margins of lot no. 4.

A 20 ft. utility easement across the southern, portion of lot no. 4.

A 20-ft. utility and drainage easement commencing at southeast corner of lot no. 4 extending to northwest corner.

A 20-ft. utility and drainage easement commencing at northeast corner of lot no. 4 running in southwest direction, connecting with easement immediately above.

A utility and drainage easement commencing on northern margin of 50' access easement being southern line of lot no. 4 and running in northeastern direction, widening and joining 20 foot utility easement commencing at southeast corner of lot no. 4.

9. The survey of the premises made by James W. Harrison, dated August 28, 1978 shows a 36-ft. access easement commencing at the southern line of lot no. 1 and running along the eastern line of lot connecting with the 50-ft. access easement.

10. The survey of the premises made by James W. Harrison, dated August 28, 1978 shows a utility and access easement running from the southern margin of lot no. 1 and across said lot to the 50-foot utility and access easement.

11. The survey of the premises made by James W. Harrison, dated August 28, 1978, shows a utility easement running along the southern margin of the 50 feet access easement on the northwestern portion of lot no. 1, with extensions running in a southerly direction from the main easement.

12. An overhead line easement granted by L.H. Hardaway, Sr. and L.H. Hardaway, Jr. to Metropolitan Government of Nashville-Davidson County, as of record in Book 5018, page 309, said Register's Office, extending across the northern and northwestern lines of lot no. 4, and being located with the aforesaid 20 feet utility easement along said northern and northwestern lines as shown on said survey of James W. Harrison, dated August 28, 1978.

13. Rights of tenants under existing leases.

14. Assignment of Leases dated September 29, 1978, filed in Book 5344, page 12, Register's Office for Davidson County, Tennessee.

15. A non-exclusive easement for ingress and egress granted to Shell Oil Company by Agreement dated July 12, 1979, and of record in Book 5514, page 686, Register's Office for Davidson County, Tennessee.

16. Assignment of Leases dated May 8, 1980, of record in Book 5601, page 772, Register's Office for Davidson County, Tennessee.

17. The rights acquired by the State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on the behalf of said Department in the matter of State of Tennessee, on relation of the Commissioner of the Department of Transportation, for and on the behalf of said Department, Petitioner, vs. Equitable Life Assurance Society of the United States, et al, Defendants; case docket no. 88C-191 in the First Circuit Court for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 705 Rivergate Parkway, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 29th day of March, 2016.

Millersville Assembly of God, Inc. N/K/A Living To Go Church, Inc.

March 29, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Clayton A. Baggett, President for Millersville Assembly of God, Inc. N/K/A Living To Go Church, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by 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 March, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE