This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/21/16 15:41 6 pgs
Fees:33.00 Taxes:1295.00
20160621-0063246

GENERAL WARRANTY DEED

From: TRUSTEES OF THE GOOD SAMARITAN MISSIONARY BAPTIST CHURCH, Grantor

Map-Parcel Number:

10503018500

To: TOWERY PROPERTIES, LLC, a Tennessee limited liability company, Grantee

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Address New Owner(s):

Towery Properties, LLC
212 Heady Drive
Nashville, TN 37205

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

New Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21 day of June, 2016.

Notary Public

My Commission Expires:

~~My Commission Expires~~
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **TRUSTEES OF THE GOOD SAMARITAN MISSIONARY BAPTIST CHURCH** ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **TOWERY PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

The Property is improved property located at **509 Houston Street, Nashville, Tennessee.**

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 21 day of June, 2016.

TRUSTEES OF THE GOOD SAMARITAN MISSIONARY BAPTIST CHURCH

By: Sharon Tucker Couch

Name: Sharon Tucker Couch

Its: Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Tucker Couch 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/she is the trustee of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Notary Signature

JAKE CRUM

Print Notary Name

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
State of Tennessee at Large
My Commission Expires:

My Commission Expires
March 20, 2018

EXHIBIT A

PROPERTY DESCRIPTION

Situated in Davidson County, Tennessee, described as follows:

Being Lot No. 103 on the Map of Humphrey-Houston and Martin's Addition as of record in Book 1, Page 35, Chancery Court at Nashville, said Lot No. 103 fronts 50 ft. on the south side of Houston Street and runs back between parallel lines 150 ft. to an alley.

Being the same property conveyed to Rev. Freeman H. Jeter, John B. Jobe, and John W. Black, Trustees of The Good Samaritan Missionary Baptist Church of record in Book 3286, Page 610, as corrected in Book 3371, Page 621, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

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

4. All matters as shown on that certain plat of record in Plat Book 1, Page 35, in the Chancery Court's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: