BILL GARRETT, Davidson County
Trans:T20170004607 DEEDWARRSP
Recvd: 01/18/17 09:37 2 pgs
Fees:13.00 Taxes:2035.00
20170118-0005186

This instrument prepared by and after recording, return to:
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, Tennessee 37066

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc.	(NAME) Same as new owner	06300004200 06300004100
(STREET ADDRESS) PO Box 1088	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville TN 37070	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tennessee Conference, United Methodist Church, Inc., a Tennessee non-profit corporation, as successor-in-interest to Calvin Purtle, James Dillard, and T.R. Street, Trustees of the Neely's Bend Methodist Church and the Trustees of the Neely Bend Methodist Episcopal Church South,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc., a Tennessee nonprofit corporation,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The following paragraph describes a tract of land in the 9th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Calvin Pirtle, et al, Trustees of the Neel's Bend Methodist Church, by J.J. Dillard, et ux, in a deed of record which is recorded in Deed Book 3074, Page 393, Register's Office for Davidson County, Tennessee, (RODCT), and also being that property which was conveyed to the Trustees of Neely Bend Methodist Episcopal Church South, by the Trustees of Neely Bend Methodist Episcopal Church South, in a deed of record in Deed Book 3578, Page 229, RODCT.

Beginning at an iron pin (old), in the easterly margin of Neelys Bend Road, a corner of a tract of land which belongs to Wilese D. Pridemore, having a deed reference in Instrument Number (I.N.) 20141015-0095327, RODCT, the northwest corner of this tract and continuing, as follows:

N 78°16'12" E, 381.86 feet to an iron pin (old), a corner of said tract of land which belongs to Wilese D. Pridemore, in the westerly boundary of Lot 6, Pridemore Subdivision, being a plat of record in I.N. 20050422-0045163, RODCT;

thence, S 11°51'39" E, 325.49 feet to an iron pin (old), a corner of said Lot 6, in the northerly boundary of Lot 1, of The James A. Gilbert Property, being a plat of record in Plat Book 8250, Page 985, RODCT;

thence, N 85°54'41" W, 398.28 feet to an iron pin (new), in the easterly margin of Neelys Bend Road, in the northerly boundary of said Lot 1;

thence, N 11°34'20" W, 216.92 feet, to the point of beginning, containing **2.38 acres**, as surveyed by Steven E. Artz, Tennessee License Number 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated December 12, 2016.

The above described tract of land may be found on Tax Map 63, Parcel's 41 and 42, in the Tax Assessor's Office for Davidson County, Tennessee.

Tract 1 – 1601 Neely's Bend Road: Being the same property conveyed to Calvin Pirtle, James Dillard, and T.R. Street, as Trustees of the Neely's Bend Methodist Church from J.J. Dillard, et ux, Lucille Dillard by Installment Deed dated 06/02/1960 and recorded in Book 3074, page 393, said Register's Office.

Tract 2 – 1605 Neely's Bend Road: Being the same property conveyed to Trustees of Neely Bend Methodist Episcopal Church South from J.J. Dillard and wife, Lucille Dillard by Quitclaim Deed dated 07/18/63 and recorded in Book 3578, page 229, said Register's Office.

Neelys Bend Methodist Episcopal Church releases the restriction requiring the said property in conveyed in trust, that said premises shall be used, kept, and maintained as a place of divine worship of the Methodist ministry and members of the Methodist Church; subject to the Discipline, usage, and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated.

Grantor became the fee simple owner of the aforementioned property by virtue of the trust clause contained in the previous deed of record to the Trustees of the Neely's Bend United Methodist Church and the Trustees of the Neely Bend Methodist Episcopal Church South and pursuant to the trust clause contained in *The Book of Discipline of the United Methodist Church*. Neely's Bend United Methodist Church voted on May 22, 2016 to be discontinued as of September 30, 2016; which discontinuance was approved by the Tennessee Annual Conference of the United Methodist Church in its June 2016 session.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $550,000.00

Subscribed and sworn to before me this the 23rd day of December, 2016.

Affiant

My commission expires: 8/27/2018

Notary Public

BRENDA NORTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

This is ~~unimproved~~ improved property known as 1605/1601 Neely's Bend Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

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 our hand this ___ day of December, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tennessee Conference of the UMC, Inc., a Tennessee non profit corporation as successor-in-interest to Neelys Bend Methodist Episcopal Church

By: _____

Its: District Superintendent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Scott Aleridge 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 District Superintendent 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 and official seal at Nashville, Tennessee, this 23rd day of December, 2016.

Notary Public

My Commission Expires: 8/27/2018

BRENDA NORTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER