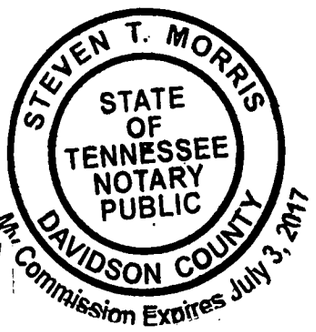
Warranty Deed



BILL GARRETT, Davidson County
Trans:T20170010554 DEEDWARR
Recvd: 02/03/17 15:47 3 pgs
Fees:18.00 Taxes:2960.00



20170203-0012004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edison Development Partners, LLC		
615 Main Street, #100	NEW OWNERS	07206020800
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREENLINE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDISON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, 7, 8, 9, 10 on the Revised and corrected Map of Subdivision of Casper Zopfi's Place of record in Plat Book 332, Page 167, in the Register's Office for said County and Revised and corrected Map of the subdivision of Casper Zopfis Place of record in Book 547, Pages 21 and 22, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Trustees of the Trinity Lane Church of Christ of record in Book 6032, page 37, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being a part of Lot Nos 6, 7, 8, 9 and 10 on the Map of the subdivision of Casper Zopfi's Place of record in Book 332, page 167, Register's Office for said County, and the Revised and Corrected Map of the subdivision of Casper Zopfi's Place of record in Book 547, Pages 21 and 22, said Register's Office, and described according to a loan survey by John Kohl and Company, Land Surveyors dated August 28, 1979.

Beginning at a point, being the southwestern corner of property belonging to Trustees or the Trinity Lane Church of Christ, said point being common to Parcel 211 of Map 72-6, as recorded in Book 4354, Page 838 of the R.O.D.C., Tennessee: thence easterly along the existing northern right-of-way line of East Trinity Lane: bearing S 86 deg. 49' 26" E, 250 feet, more or less, to a point on the western right-of-way line of Alley #2037, thence along the western right of way line of Alley #2037, bearing N 19 deg. 40' 34" E, 8.34 feet, more or less, to a point; thence in a straight line, bearing N 86 deg 49' 26" E, 252.37 feet, more or less, to a point on the common property line of Parcels 208 and 211 of Map 72-6; thence along said property. Bearing S 3 deg. 10' 34"

W, 8 feet, more or less, to the point of beginning and containing therein an area of 2009.50 square feet, more or less.

Being a portion of the same property conveyed to Iglesia Hispana De Nashville, Inc. by Quitclaim deed from La Iglesia De Dios Hispana Pentecostal of record in Instrument No. 20090317-0024169 Register's Office for Davidson County, Tennessee, dated March 12, 2009 and recorded on March 17, 2009.

Being a portion of the same property conveyed to Greenline Partners, LLC by Warranty deed from Iglesia Hispana de Nashville, Inc. of record in Instrument No. 20160108-0002253 Register's Office for Davidson County, Tennessee, dated January 7, 2016 and recorded on January 8, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1077 East Trinity Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2017.

Greenline Partners, LLC

Steve Mabee, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Greenline Partners, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017